Briarcreek

Manor, TX 78653
Resale homes · closed Nov 9 – Nov 8, 2026
Prepared for Buyers, sellers and agents

Prepared by ALEX Real Estate
Market Study · Resale Analysis
Version 2.4
November 9, 2026 · 5:09 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
27	$245,000	$149	49 days
single-family resale homes	average $245,992	average $153	average 96 days

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1. Summary

Resale homes · 27 sales · November 9, 2025 – November 8, 2026

This study looks at the **27 resale homes** sold in Briarcreek in the **365 days** to November 8, 2026. A full year is used because only 17 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.

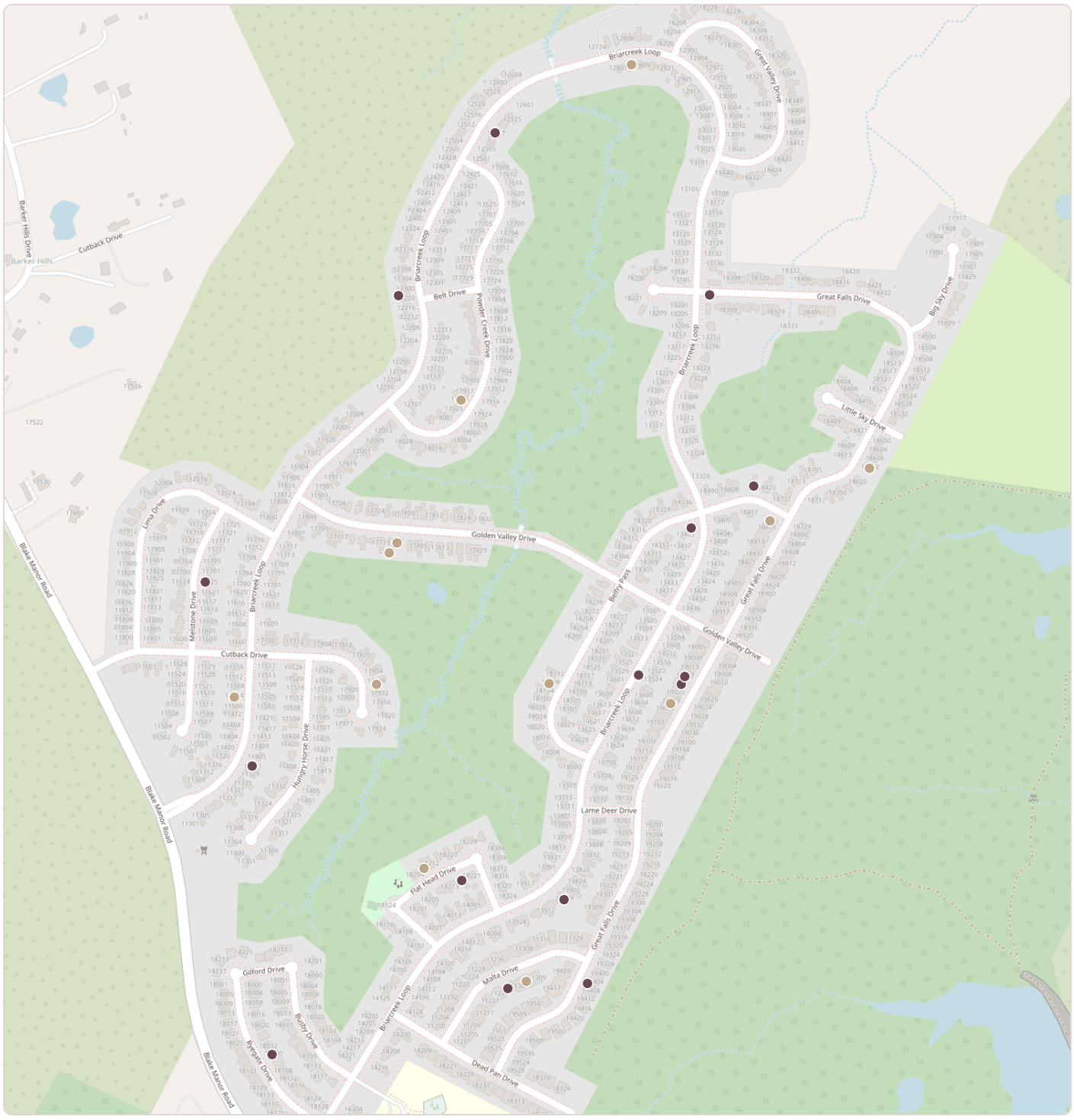
Each comparison has its own section (3–6) with everything about it in one place: the key differences, a table of every measure at a glance, the charts and the numbers.

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2. Where the resale homes sold

27 resale homes · colored by price range

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



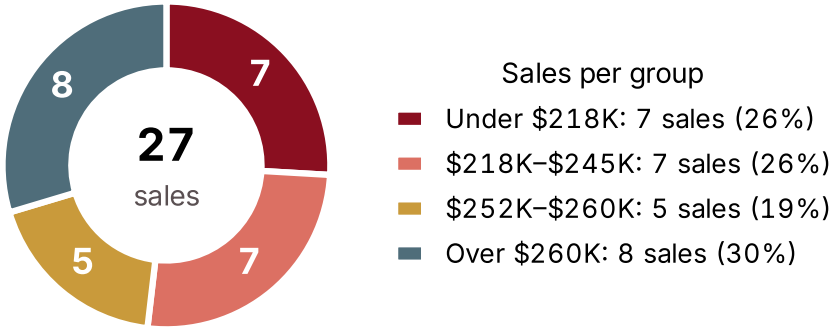
● Under $218K · 7 sales ● $218K–$245K · 7 sales ● $252K–$260K · 5 sales ● Over $260K · 8 sales

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3. Quartiles by net sale price

Resale homes · 27 sales · November 9, 2025 – November 8, 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

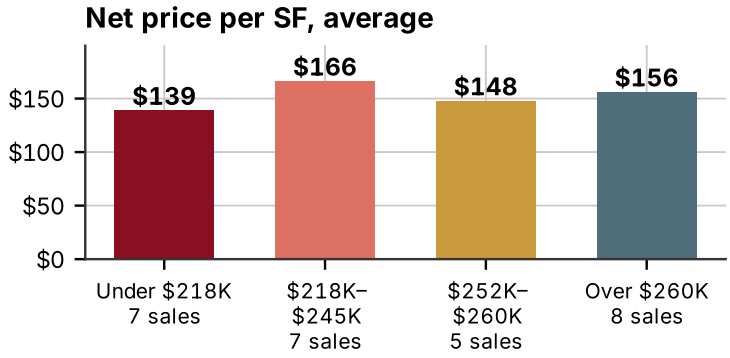
Shaded rows are real differences; the darkest cell is the highest. Gray rows show no clear difference. Prices are averages; days on market and year built are medians.

	Under $218K	$218K–$245K	$252K–$260K	Over $260K	Real difference?
Net price per SF	$139 per SF	$166 per SF	$148 per SF	$156 per SF	unclear
Living area	1,441 SF	1,402 SF	1,782 SF	1,930 SF	unclear
Year built	2005	2006	2008	2011	unclear
Days on market	43 days	114 days	95 days	40 days	unclear
Discount from original list	15.7%	5.3%	5.2%	5.5%	unclear
Price cut before sale	57%	57%	60%	50%	unclear
Seller paid closing costs or repairs	71%	43%	40%	62%	unclear
Has a view	14%	29%	20%	12%	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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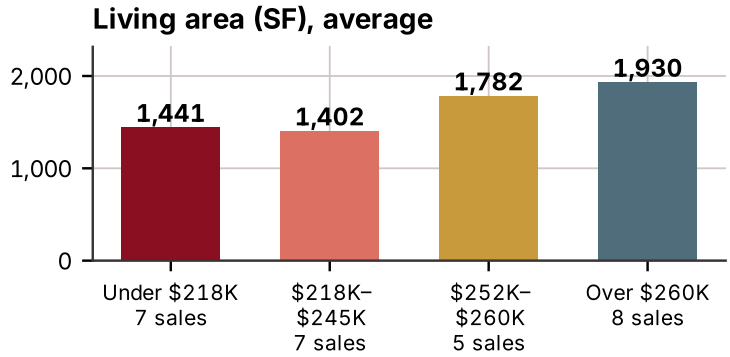
3.3 Net price per SF: no clear difference



The average is **$156 per SF** for homes over $260K and **$139 per SF** for homes under $218K. It does not move in a straight line; homes $218K–$245K are highest. Defined in 8.1.2.

– No clear difference · could be chance

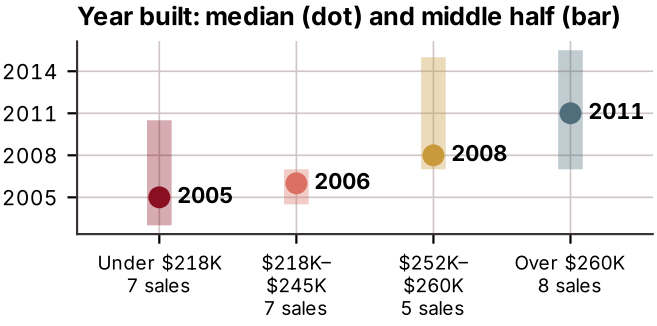
3.4 Living area: no clear difference



The average is **1,930 SF** for homes over $260K and **1,441 SF** for homes under $218K. 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

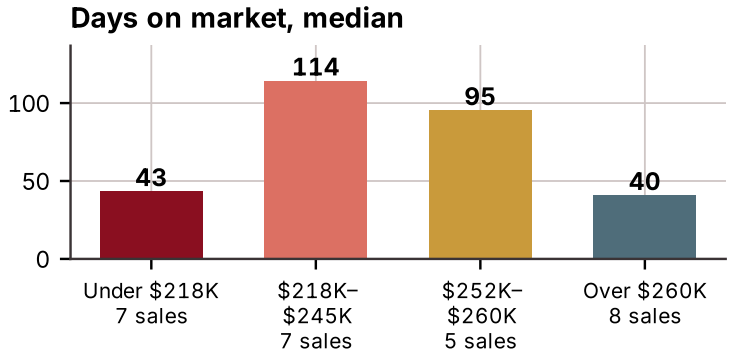


The median is **2011** for homes over $260K and **2005** for homes under $218K. It rises step by step from the lowest range to the highest. Defined in 8.1.4.

– No clear difference · could be chance

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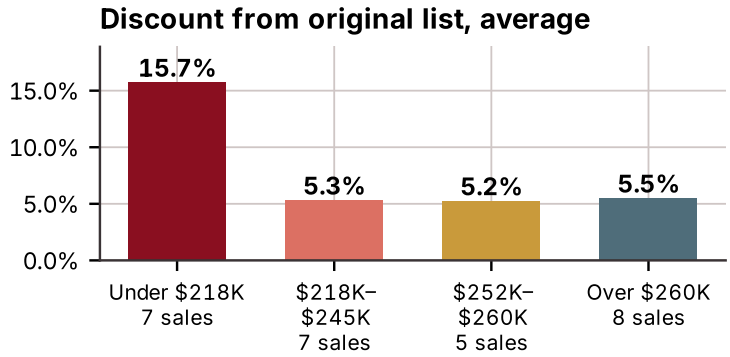
3.6 Days on market: no clear difference



The median is **40 days** for homes over $260K and **43 days** for homes under $218K. It does not move in a straight line; homes $218K–$245K are highest. Defined in 8.1.5.

– No clear difference · could be chance

3.7 Discount from original list: no clear difference

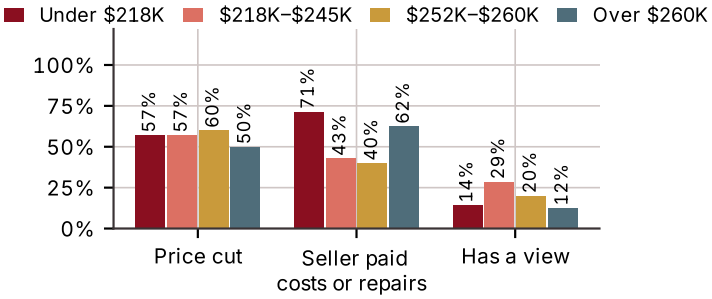


The average is **5.5%** for homes over $260K and **15.7%** for homes under $218K. It does not move in a straight line; homes under $218K are highest. Defined in 8.1.6.

– 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.

- 50% of homes over $260K had a price cut before sale, against 57% of homes under $218K. Defined in 8.1.7.
- 62% of homes over $260K had the seller pay closing costs or repairs, against 71% of homes under $218K. Defined in 8.1.8.
- 12% of homes over $260K have a view, against 14% of homes under $218K. 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 $218K 7 sales	$218K–$245K 7 sales	$252K–$260K 5 sales	Over $260K 8 sales	All 27 sales	Real difference?
Net sale price average	$198,360	$231,914	$256,100	$293,672	$245,992	by design
Net price per SF average	$139	$166	$148	$156	$153	unclear
Living area average	1,441	1,402	1,782	1,930	1,639	unclear
Year built median	2005	2006	2008	2011	2007	unclear

3.10 The numbers: selling

	Under $218K 7 sales	$218K–$245K 7 sales	$252K–$260K 5 sales	Over $260K 8 sales	All 27 sales	Real difference?
Days on market median	43	114	95	40	49	unclear
Discount from original list average	15.7%	5.3%	5.2%	5.5%	8.1%	unclear
Price cut before sale	57%	57%	60%	50%	56%	unclear
Seller paid closing costs or repairs	71%	43%	40%	62%	56%	unclear
Has a view	14%	29%	20%	12%	19%	unclear

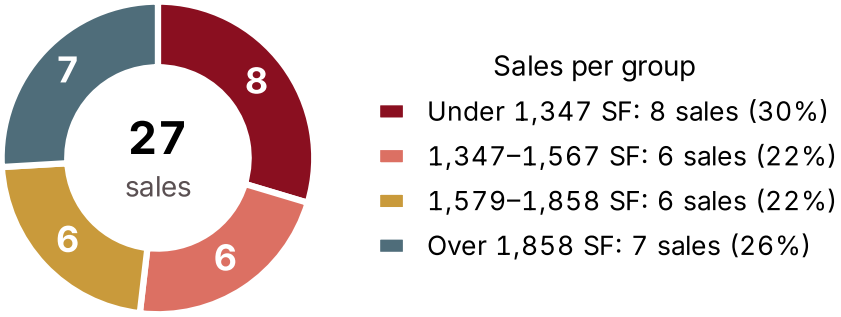
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.1.

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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: no measure differs enough between the groups to rule out chance.

4.1 Key differences

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

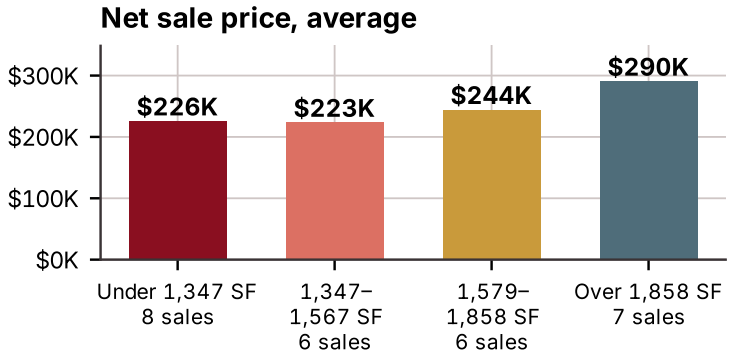
4.2 At a glance

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 1,347 SF	1,347–1,567 SF	1,579–1,858 SF	Over 1,858 SF	Real difference?
Net sale price	$226K	$223K	$244K	$290K	unclear
Net price per SF	$172 per SF	$152 per SF	$148 per SF	$135 per SF	unclear
Year built	2005	2004	2012	2014	unclear
Days on market	58 days	44 days	30 days	101 days	unclear
Discount from original list	6.6%	9.1%	10.2%	6.9%	unclear
Price cut before sale	62%	50%	50%	57%	unclear
Seller paid closing costs or repairs	62%	67%	50%	43%	unclear
Has a view	12%	33%	0%	29%	unclear

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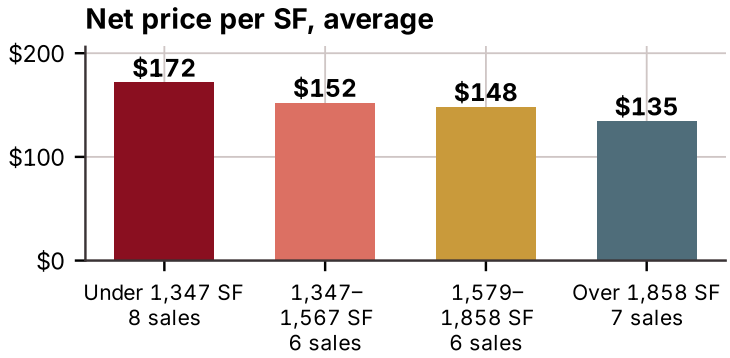
4.3 Net sale price: no clear difference



The average is **$290K** for homes over 1,858 SF and **$226K** for homes under 1,347 SF. It does not move in a straight line; homes over 1,858 SF are highest. Defined in 8.1.1.

– No clear difference · could be chance

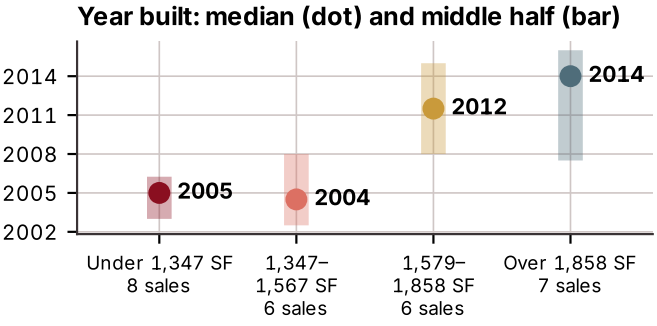
4.4 Net price per SF: no clear difference



The average is **$135 per SF** for homes over 1,858 SF and **$172 per SF** for homes under 1,347 SF. It falls step by step from the lowest range to the highest. Defined in 8.1.2.

– No clear difference · could be chance

4.5 Year built: no clear difference

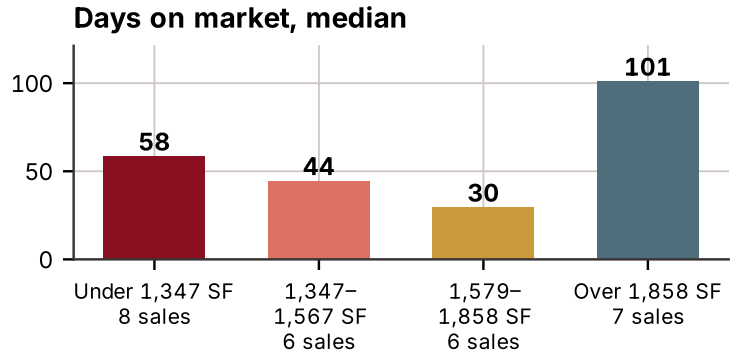


The median is **2014** for homes over 1,858 SF and **2005** for homes under 1,347 SF. It does not move in a straight line; homes over 1,858 SF are highest. Defined in 8.1.4.

– No clear difference · could be chance

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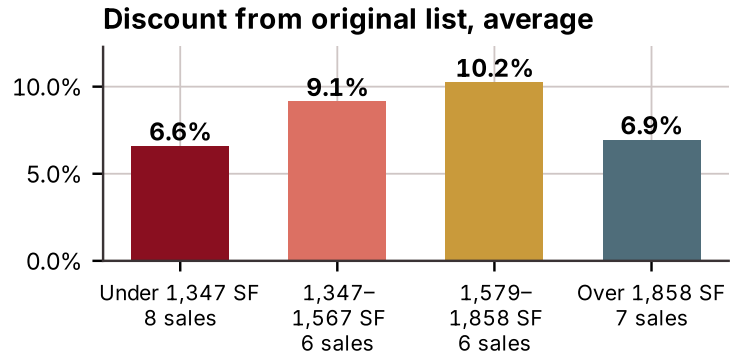
4.6 Days on market: no clear difference



The median is **101 days** for homes over 1,858 SF and **58 days** for homes under 1,347 SF. It does not move in a straight line; homes over 1,858 SF are highest. Defined in 8.1.5.

– No clear difference · could be chance

4.7 Discount from original list: no clear difference

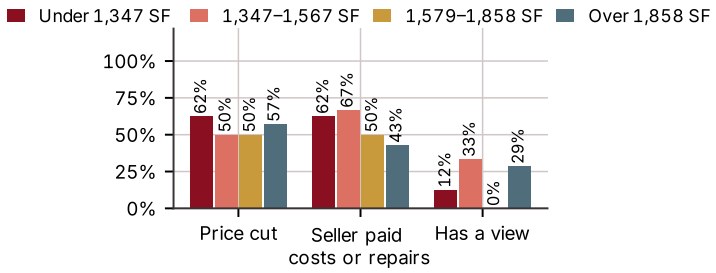


The average is **6.9%** for homes over 1,858 SF and **6.6%** for homes under 1,347 SF. It does not move in a straight line; homes 1,579–1,858 SF are highest. Defined in 8.1.6.

– 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.

- 57% of homes over 1,858 SF had a price cut before sale, against 62% of homes under 1,347 SF. Defined in 8.1.7.
- 43% of homes over 1,858 SF had the seller pay closing costs or repairs, against 62% of homes under 1,347 SF. Defined in 8.1.8.
- 29% of homes over 1,858 SF have a view, against 12% of homes under 1,347 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 1,347 SF 8 sales	1,347–1,567 SF 6 sales	1,579–1,858 SF 6 sales	Over 1,858 SF 7 sales	All 27 sales	Real difference?
Net sale price average	$225,550	$223,317	$244,149	$290,371	$245,992	unclear
Net price per SF average	$172	$152	$148	$135	$153	unclear
Living area average	1,312	1,466	1,652	2,149	1,639	by design
Year built median	2005	2004	2012	2014	2007	unclear

4.10 The numbers: selling

	Under 1,347 SF 8 sales	1,347–1,567 SF 6 sales	1,579–1,858 SF 6 sales	Over 1,858 SF 7 sales	All 27 sales	Real difference?
Days on market median	58	44	30	101	49	unclear
Discount from original list average	6.6%	9.1%	10.2%	6.9%	8.1%	unclear
Price cut before sale	62%	50%	50%	57%	56%	unclear
Seller paid closing costs or repairs	62%	67%	50%	43%	56%	unclear
Has a view	12%	33%	0%	29%	19%	unclear

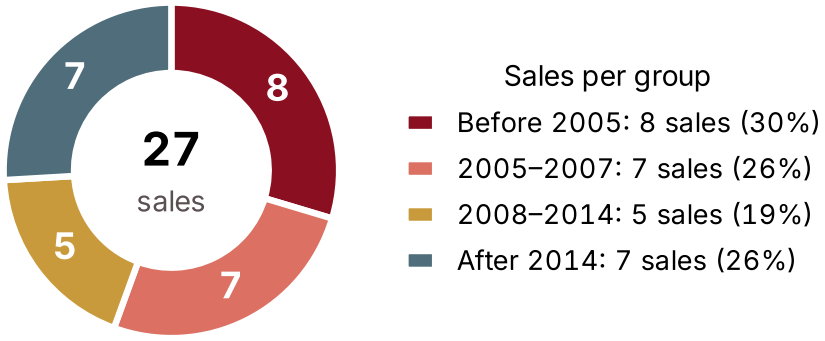
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.2.

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5. Quartiles by year built

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



Bottom line: no measure differs enough between the groups to rule out chance.

5.1 Key differences

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

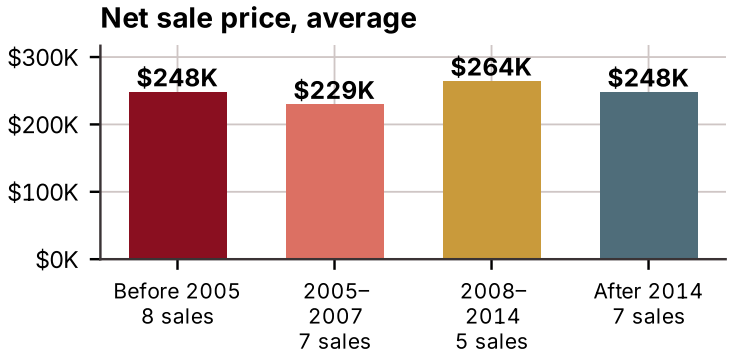
5.2 At a glance

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

	Before 2005	2005–2007	2008–2014	After 2014	Real difference?
Net sale price	$248K	$229K	$264K	$248K	unclear
Net price per SF	$161 per SF	$159 per SF	$153 per SF	$136 per SF	unclear
Living area	1,561 SF	1,461 SF	1,755 SF	1,822 SF	unclear
Days on market	74 days	114 days	27 days	35 days	unclear
Discount from original list	10.1%	4.8%	4.4%	11.6%	unclear
Price cut before sale	62%	57%	40%	57%	unclear
Seller paid closing costs or repairs	62%	43%	80%	43%	unclear
Has a view	38%	29%	0%	0%	unclear

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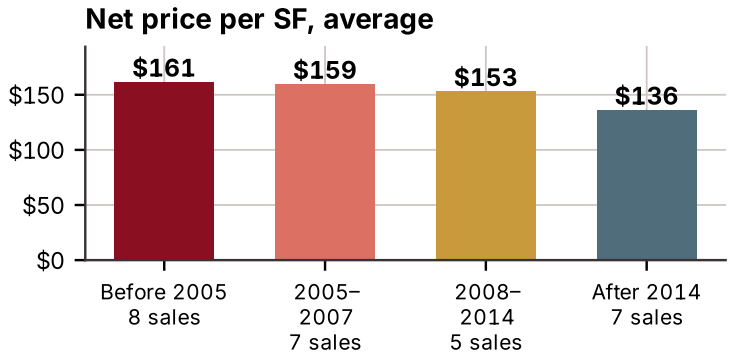
5.3 Net sale price: no clear difference



The average is **$248K** for homes built after 2014 and **$248K** for homes built before 2005. It does not move in a straight line; homes built 2008–2014 are highest. Defined in 8.1.1.

– No clear difference · could be chance

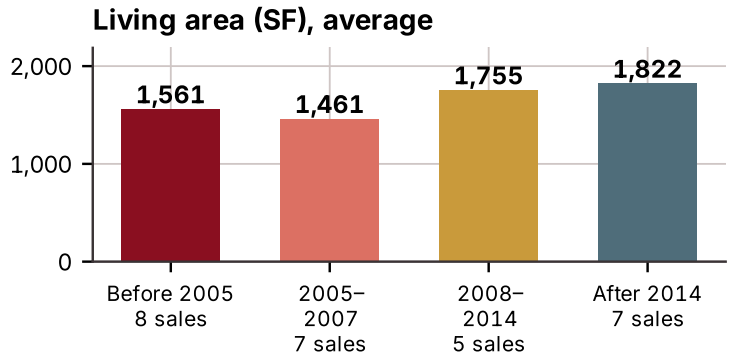
5.4 Net price per SF: no clear difference



The average is **$136 per SF** for homes built after 2014 and **$161 per SF** for homes built before 2005. It falls step by step from the lowest range to the highest. Defined in 8.1.2.

– No clear difference · could be chance

5.5 Living area: no clear difference

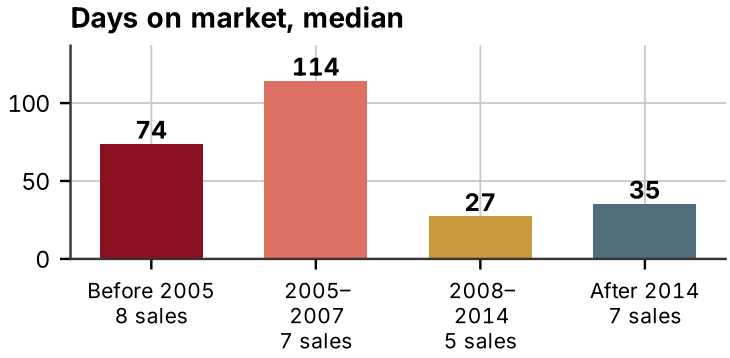


The average is **1,822 SF** for homes built after 2014 and **1,561 SF** for homes built before 2005. It does not move in a straight line; homes built after 2014 are highest. Defined in 8.1.3.

– No clear difference · could be chance

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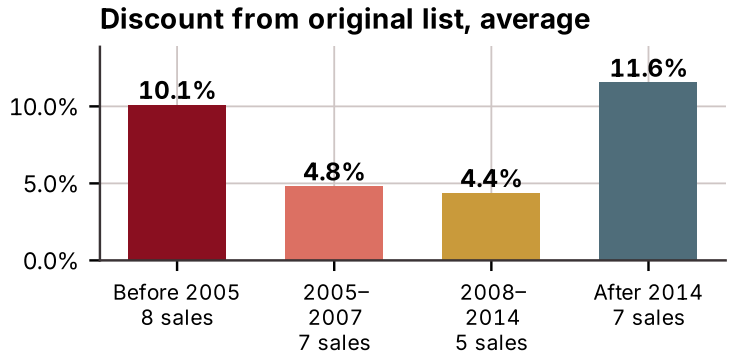
5.6 Days on market: no clear difference



The median is **35 days** for homes built after 2014 and **74 days** for homes built before 2005. It does not move in a straight line; homes built 2005–2007 are highest. Defined in 8.1.5.

– No clear difference · could be chance

5.7 Discount from original list: no clear difference

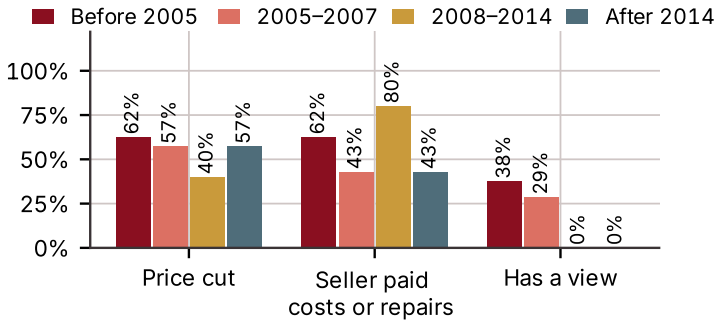


The average is **11.6%** for homes built after 2014 and **10.1%** for homes built before 2005. It does not move in a straight line; homes built after 2014 are highest. Defined in 8.1.6.

– 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.

- 57% of homes built after 2014 had a price cut before sale, against 62% of homes built before 2005. Defined in 8.1.7.
- 43% of homes built after 2014 had the seller pay closing costs or repairs, against 62% of homes built before 2005. Defined in 8.1.8.
- 0% of homes built after 2014 have a view, against 38% of homes built before 2005. 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 2005 8 sales	2005–2007 7 sales	2008–2014 5 sales	After 2014 7 sales	All 27 sales	Real difference?
Net sale price average	$247,925	$229,288	$263,935	$247,671	$245,992	unclear
Net price per SF average	$161	$159	$153	$136	$153	unclear
Living area average	1,561	1,461	1,755	1,822	1,639	unclear
Year built median	2003	2006	2008	2017	2007	by design

5.10 The numbers: selling

	Before 2005 8 sales	2005–2007 7 sales	2008–2014 5 sales	After 2014 7 sales	All 27 sales	Real difference?
Days on market median	74	114	27	35	49	unclear
Discount from original list average	10.1%	4.8%	4.4%	11.6%	8.1%	unclear
Price cut before sale	62%	57%	40%	57%	56%	unclear
Seller paid closing costs or repairs	62%	43%	80%	43%	56%	unclear
Has a view	38%	29%	0%	0%	19%	unclear

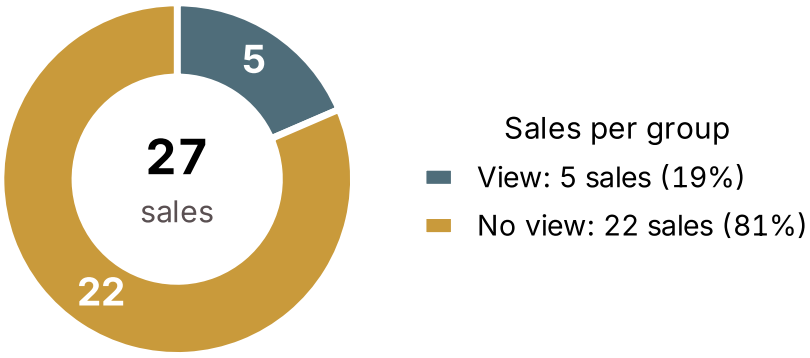
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.3.

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6. View and no view

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Sales where the MLS lists a view (greenbelt or park, trees, golf course, hill country, water and similar) against those listing none or only the neighborhood.



Bottom line: no measure differs enough between the groups to rule out chance.

6.1 Key differences

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

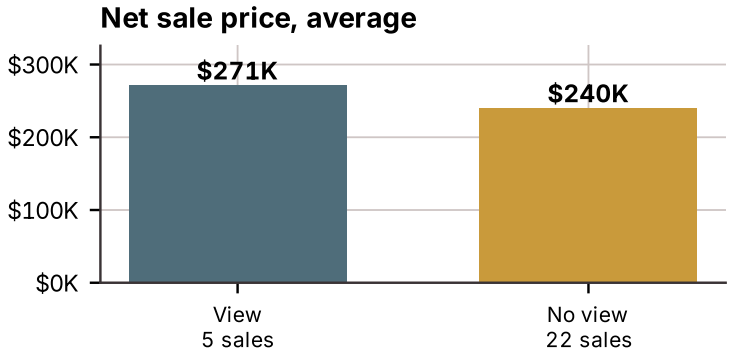
6.2 At a glance

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

	View	No view	Real difference?
Net sale price	$271K	$240K	unclear
Net price per SF	$150 per SF	$153 per SF	unclear
Living area	1,840 SF	1,593 SF	unclear
Year built	2004	2008	unclear
Days on market	120 days	36 days	unclear
Discount from original list	7.2%	8.2%	unclear
Price cut before sale	60%	55%	unclear
Seller paid closing costs or repairs	40%	59%	unclear

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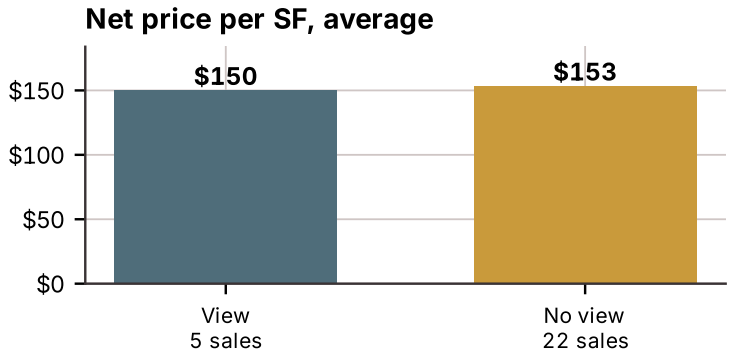
6.3 Net sale price: no clear difference



The average is **$271K** for homes with a view and **$240K** for homes without a view. Defined in 8.1.1.

– No clear difference · could be chance

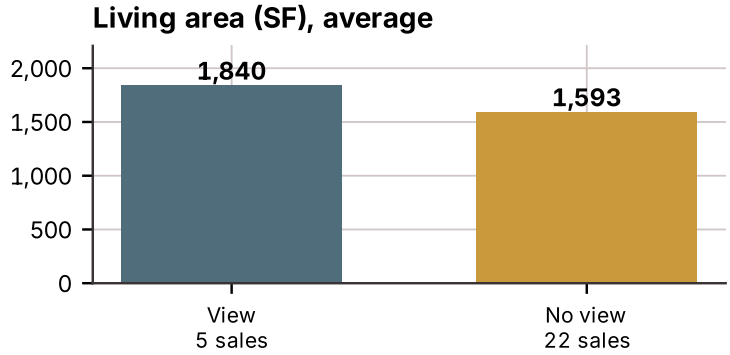
6.4 Net price per SF: no clear difference



The average is **$150 per SF** for homes with a view and **$153 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

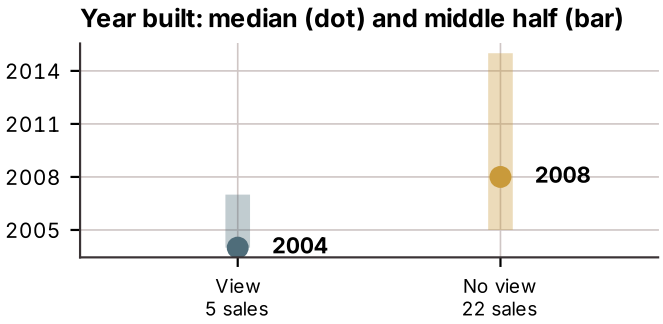


The average is **1,840 SF** for homes with a view and **1,593 SF** for homes without a view. Defined in 8.1.3.

– No clear difference · could be chance

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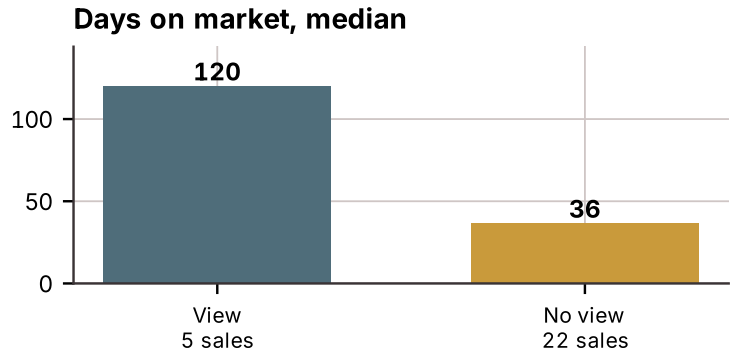
6.6 Year built: no clear difference



The median is **2004** for homes with a view and **2008** for homes without a view. Defined in 8.1.4.

– No clear difference · could be chance

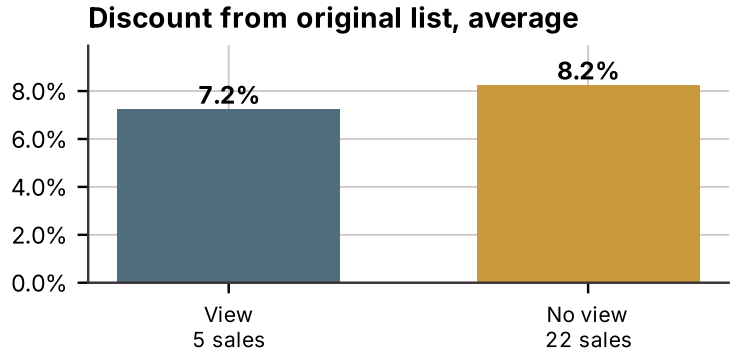
6.7 Days on market: no clear difference



The median is **120 days** for homes with a view and **36 days** for homes without a view. Defined in 8.1.5.

– No clear difference · could be chance

6.8 Discount from original list: no clear difference

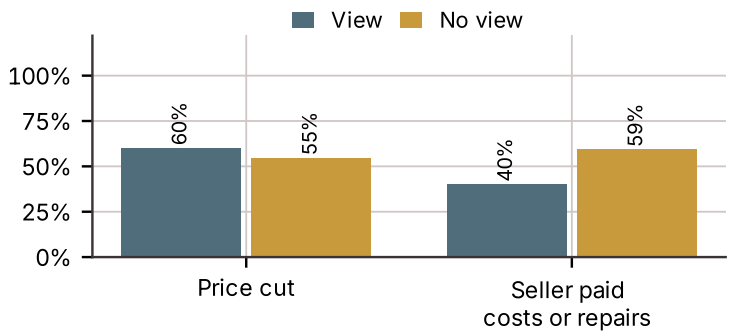


The average is **7.2%** for homes with a view and **8.2%** for homes without a view. Defined in 8.1.6.

– No clear difference · could be chance

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



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

- 60% of homes with a view had a price cut before sale, against 55% of homes without a view. Defined in 8.1.7.
- 40% of homes with a view had the seller pay closing costs or repairs, against 59% of homes without a view. Defined in 8.1.8.

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

6.10 The numbers: price and size

	View 5 sales	No view 22 sales	All 27 sales	Real difference?
Net sale price average	$271,480	$240,200	$245,992	unclear
Net price per SF average	$150	$153	$153	unclear
Living area average	1,840	1,593	1,639	unclear
Year built median	2004	2008	2007	unclear

6.11 The numbers: selling

	View 5 sales	No view 22 sales	All 27 sales	Real difference?
Days on market median	120	36	49	unclear
Discount from original list average	7.2%	8.2%	8.1%	unclear
Price cut before sale	60%	55%	56%	unclear
Seller paid closing costs or repairs	40%	59%	56%	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 9, 2025 – November 8, 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 Briarcreek.

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 27 resale sales. Average $245,992; median $245,000; standard deviation $47,595; middle half (25th–75th percentile) $216,700–$265,000; lowest $158,000, highest $420,000. 15 sales had a seller payment; their median payment was $7,000.

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 27 resale sales. Average $153; median $149; standard deviation $23; middle half (25th–75th percentile) $135–$169; lowest $105, highest $199.

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 27 resale sales. Average 1,639; median 1,567; standard deviation 375; middle half (25th–75th percentile) 1,332–1,910; lowest 1,300, highest 2,918.

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 27 resale sales. Average 2008; median 2007; standard deviation 5; middle half (25th–75th percentile) 2004–2014; lowest 2002, 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	27 resale sales. Average 96; median 49; standard deviation 132; middle half (25th–75th percentile) 22–120; lowest 3, highest 667. 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	27 resale sales. Average 8.1%; median 6.4%; standard deviation 10.0%; middle half (25th–75th percentile) 2.8%–9.6%; lowest −6.0%, highest 42.2%. 3 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 27 resale sales (55.6%).

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	15 of 27 resale sales (55.6%).

8.1.9 Has a view

In simple terms	The MLS says the home looks over something: a greenbelt or park, trees, golf course, hill country, water and similar.
Statistically	View = the View field holds any entry other than “None”, “Neighborhood” or “See Remarks”. No view = only “None” and/or “Neighborhood”. A record whose only entry is “See Remarks” cannot be classified and is left out of the view slice.
The data	5 sales with a view, 22 without, 0 unclassified. Most common View entries: None 17, Neighborhood 7, Park/Greenbelt 2, Trees/Woods 2, Rural 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 2026-11-09 11:00 UTC), every field. Filter: StandardStatus = Closed, PropertyType = Residential, City = Manor, SubdivisionName contains any of “briarcreek” (case-insensitive). A record is kept when its subdivision name belongs to the Briarcreek family, the same rule comparable sales use.

The data Pulled November 9, 2026: 27 closed Briarcreek records over the prior year, in ZIP 78653. 11 subdivision spellings kept: Briarcreek Sec 05 (6); Briarcreek Sec 04 (6); Briarcreek Sub Sec 6-C (4); Briarcreek Sub Sec 6-B (2); Briarcreek Sec 01 (2); Briarcreek Sec 02 (2); Briarcreek (1); Briarcreek Sub Sec 6-A (1); Briarcreek Sec 03 (1); Briarcreek Subd Sec 1 (1); Briarcreek Sub (1). Names found by the search but not part of Briarcreek, left out: Briarcreek Sund sec 2 (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 17 resale sales here (under 80), so the full year is used.

Statistically CloseDate from November 9, 2025 to November 8, 2026 inclusive.

The data 27 single-family sales in the window: 27 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 27 resale; 0 new construction.

8.2.4 Sales left out

In simple terms A few records cannot be used as entered and are left out before any analysis.

Statistically Excluded: PropertySubType other than Single Family Residence; no OriginalListPrice; LivingArea under 400 SF; seller payments above 10% of ClosePrice (treated as entry errors).

The data None in this window.

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8.2.5 Quartiles and groups

In simple terms Sales lined up from lowest to highest and cut into four groups of about equal size. Each group is named by its range, for example “Under $218K”.

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 $218K: $158,000–$215,500 (7 sales); $218K–$245K: $217,900–$245,000 (7 sales); $252K–$260K: $252,000–$260,000 (5 sales); Over $260K: $265,000–$420,000 (8 sales)
Quartiles by living area: Under 1,347 SF: 1,300–1,332 SF (8 sales); 1,347–1,567 SF: 1,347–1,567 SF (6 sales); 1,579–1,858 SF: 1,579–1,858 SF (6 sales); Over 1,858 SF: 1,962–2,918 SF (7 sales)
Quartiles by year built: Before 2005: 2002–2004 (8 sales); 2005–2007: 2005–2007 (7 sales); 2008–2014: 2008–2014 (5 sales); After 2014: 2015–2017 (7 sales)
View and no view: View: MLS lists a view (5 sales); No view: None or Neighborhood (22 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 $245,992, median $245,000. Days on market: average 96, median 49: 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 $p < 0.0063$; 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 0 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 = 6.61	3	0.0853	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.254$	large
Living area	Kruskal–Wallis	H = 11.20	3	0.0107	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.431$	large
Year built	Kruskal–Wallis	H = 3.74	3	0.2905	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.144$	large
Days on market	Kruskal–Wallis	H = 0.99	3	0.8039	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.038$	small
Discount from original list	Kruskal–Wallis	H = 2.89	3	0.4094	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.111$	medium
Price cut before sale	Chi-square	$\chi^2 = 0.15$	3	0.9846	p < 0.0063	**Unclear**	Cramér's V = 0.076	negligible
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 1.82$	3	0.6111	p < 0.0063	**Unclear**	Cramér's V = 0.259	small
Has a view	Chi-square	$\chi^2 = 0.75$	3	0.8611	p < 0.0063	**Unclear**	Cramér's V = 0.167	small

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 = 11.12	3	0.0111	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.428$	large
Net price per SF	Kruskal–Wallis	H = 10.02	3	0.0184	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.385$	large
Year built	Kruskal–Wallis	H = 9.41	3	0.0243	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.362$	large
Days on market	Kruskal–Wallis	H = 2.81	3	0.4215	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.108$	medium
Discount from original list	Kruskal–Wallis	H = 1.13	3	0.7701	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.043$	small
Price cut before sale	Chi-square	$\chi^2 = 0.31$	3	0.9575	p < 0.0063	**Unclear**	Cramér's V = 0.108	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 0.99$	3	0.8041	p < 0.0063	**Unclear**	Cramér's V = 0.191	small
Has a view	Chi-square	$\chi^2 = 2.90$	3	0.4077	p < 0.0063	**Unclear**	Cramér's V = 0.328	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	$H = 5.48$	3	0.1397	$p < 0.0063$	**Unclear**	$\varepsilon^2 = 0.211$	large
Net price per SF	Kruskal–Wallis	$H = 4.74$	3	0.1919	$p < 0.0063$	**Unclear**	$\varepsilon^2 = 0.182$	large
Living area	Kruskal–Wallis	$H = 10.58$	3	0.0143	$p < 0.0063$	**Unclear**	$\varepsilon^2 = 0.407$	large
Days on market	Kruskal–Wallis	$H = 1.74$	3	0.6275	$p < 0.0063$	**Unclear**	$\varepsilon^2 = 0.067$	medium
Discount from original list	Kruskal–Wallis	$H = 2.17$	3	0.5375	$p < 0.0063$	**Unclear**	$\varepsilon^2 = 0.084$	medium
Price cut before sale	Chi-square	$\chi^2 = 0.66$	3	0.8824	$p < 0.0063$	**Unclear**	Cramér's V = 0.156	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 2.28$	3	0.5163	$p < 0.0063$	**Unclear**	Cramér's V = 0.291	small
Has a view	Chi-square	$\chi^2 = 5.11$	3	0.1642	$p < 0.0063$	**Unclear**	Cramér's V = 0.435	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	$U = 57.00$	—	0.9254	$p < 0.0063$	**Unclear**	rank-biserial r = 0.036	negligible
Net price per SF	Mann–Whitney U	$U = 49.00$	—	0.7394	$p < 0.0063$	**Unclear**	rank-biserial r = 0.109	small
Living area	Mann–Whitney U	$U = 65.00$	—	0.5514	$p < 0.0063$	**Unclear**	rank-biserial r = 0.182	small
Year built	Mann–Whitney U	$U = 29.00$	—	0.1097	$p < 0.0063$	**Unclear**	rank-biserial r = 0.473	medium
Days on market	Mann–Whitney U	$U = 94.00$	—	0.0162	$p < 0.0063$	**Unclear**	rank-biserial r = 0.709	large
Discount from original list	Mann–Whitney U	$U = 57.00$	—	0.9278	$p < 0.0063$	**Unclear**	rank-biserial r = 0.036	negligible
Price cut before sale	Chi-square	$\chi^2 = 0.05$	1	0.8247	$p < 0.0063$	**Unclear**	Cramér's V = 0.043	negligible
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 0.60$	1	0.4381	$p < 0.0063$	**Unclear**	Cramér's V = 0.149	small

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8.4 Data notes

Left out of the analysis: 0 new-construction sales (basic statistics only, section 7); nothing else. Statistics: Python, NumPy 2.5.3, SciPy 1.18.1.

8.5 References

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This is a market study of closed sales, not an appraisal or an opinion of value for any home. The analysis covers 27 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 9, 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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