Manor

Travis County, TX
Resale homes · closed May 26 – Nov 21, 2026
Prepared for Buyers, sellers and agents

Prepared by ALEX Intelligence for ALEX Real Estate
Market Study · Resale Analysis
Version 2.4
November 22, 2026 · 6:52 AM CST

MARKET STUDY All analysis covers resale homes only. New construction appears once, in its own section.

RESALE SALES, 180 DAYS	MEDIAN NET SALE PRICE	MEDIAN NET PRICE PER SF	MEDIAN DAYS ON MARKET
157	**$280,000**	**$152**	**58 days**
single-family resale homes	average $315,518	average $158	average 81 days

Contents

1. Summary
2. Where the resale homes sold
3. Quartiles by net sale price
4. Quartiles by living area
5. Quartiles by year built
6. View and no view
7. New construction
8. Appendix: measures, methods and tests

© 2026 Alexander Tiffany Southwest, LLC

1. Summary

Resale homes · 157 sales · May 26, 2026 – November 21, 2026

This study looks at the **157 resale homes** sold in Manor in the **180 days** to November 21, 2026. 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.

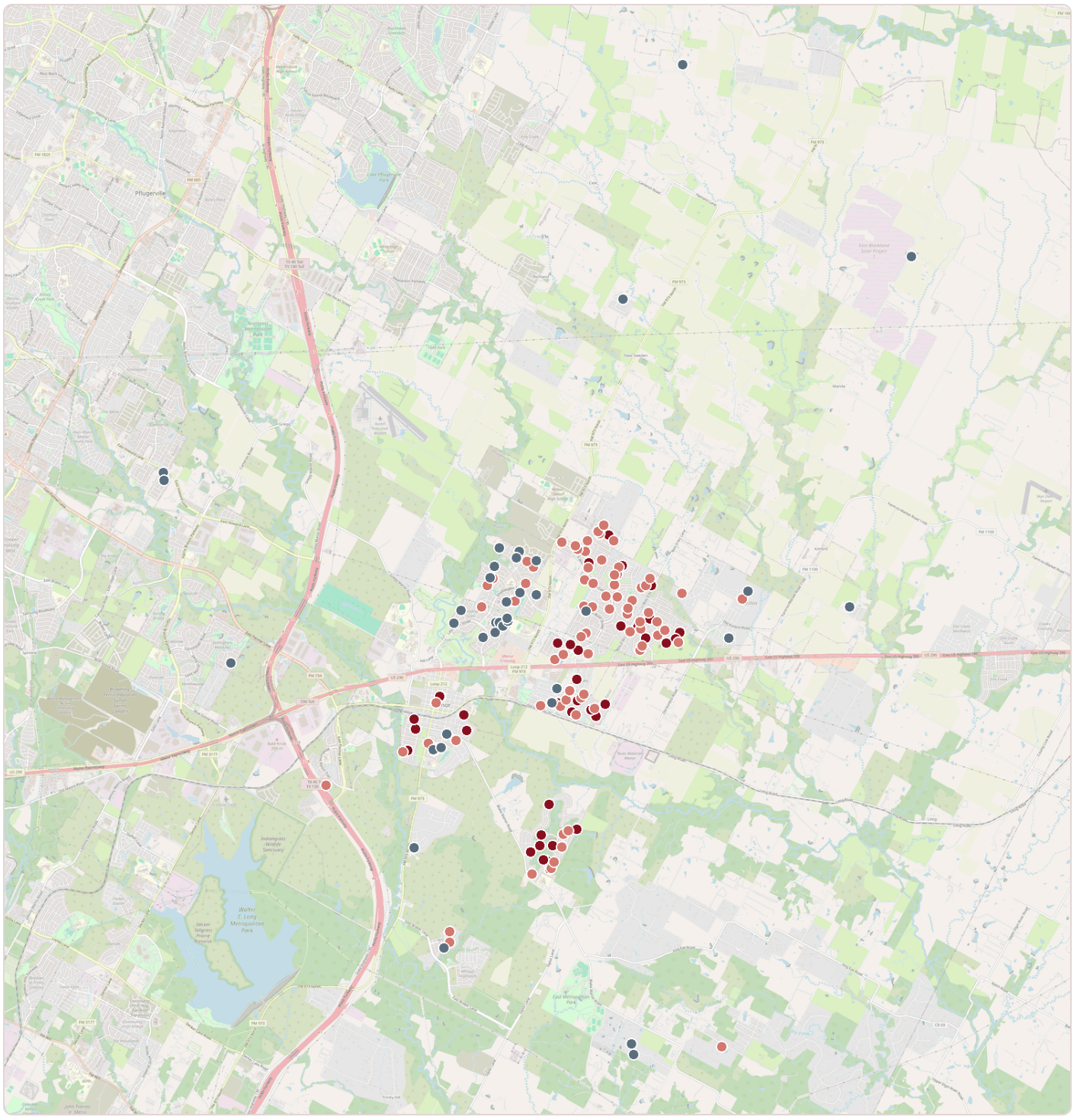
Each comparison has its own section (3–6) with everything about it in one place: the key differences, a table of every measure at a glance, the charts and the numbers.

© 2026 Alexander Tiffany Southwest, LLC

2. Where the resale homes sold

157 resale homes · colored by price range

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



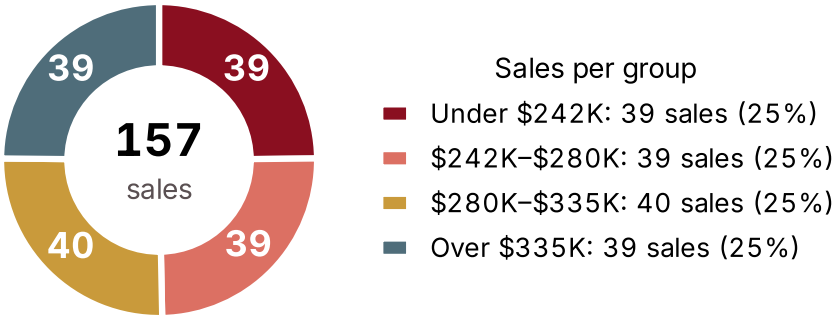
● Under $242K · 39 sales ● $242K–$280K · 39 sales ● $280K–$335K · 40 sales ● Over $335K · 39 sales

 © 2026 Alexander Tiffany Southwest, LLC

3. Quartiles by net sale price

Resale homes · 157 sales · May 26, 2026 – 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 $335K are about 1,140 SF (77%) larger than homes under $242K.
- Homes over $335K are about 12 years newer than homes under $242K.

3.1 Key differences

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

Under $242K $242K–$280K $280K–$335K Over $335K

Higher-priced homes Over $335K

- Are much larger.
- Tend to be newer.

Lower-priced homes Under $242K

- Are much smaller.
- Tend to be older.

© 2026 Alexander Tiffany Southwest, LLC

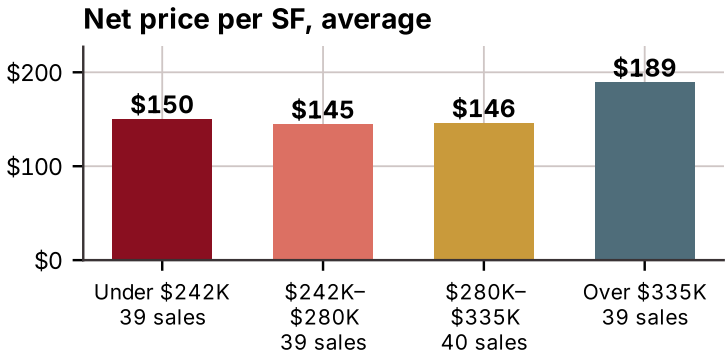
3.2 At a glance

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 $242K	$242K–$280K	$280K–$335K	Over $335K	Real difference?
Net price per SF	$150 per SF	$145 per SF	$146 per SF	$189 per SF	unclear
Living area	1,478 SF **Smallest**	1,863 SF	2,146 SF	2,619 SF **Largest**	✓ large
Year built	2007 **Oldest**	2017	2020 **Newest**	2019	✓ large
Days on market	64 days	56 days	58 days	58 days	unclear
Discount from original list	10.5%	9.0%	6.5%	7.8%	unclear
Price cut before sale	59%	74%	60%	54%	unclear
Seller paid closing costs or repairs	72%	69%	70%	59%	unclear
Has a view	15%	8%	8%	26%	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 Net price per SF: no clear difference

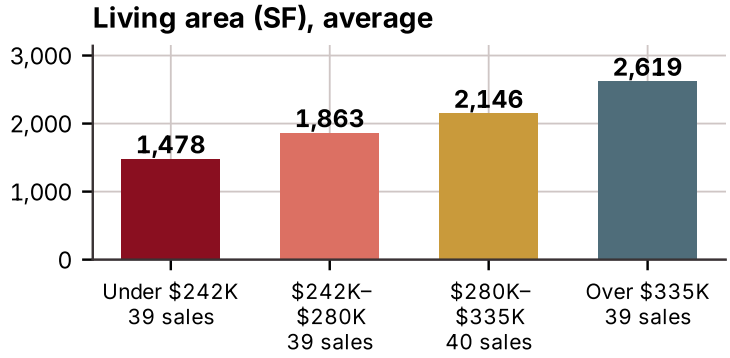


The average is **$189 per SF** for homes over $335K and **$150 per SF** for homes under $242K. It does not move in a straight line; homes over $335K are highest. Defined in 8.1.2.

– No clear difference · could be chance

 © 2026 Alexander Tiffany Southwest, LLC

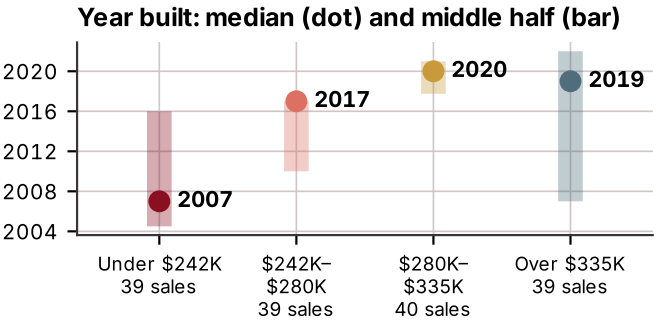
3.4 Homes over $335K are about 1,140 SF (77%) larger than homes under $242K



The average is **2,619 SF** for homes over $335K and **1,478 SF** for homes under $242K. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

✓ **Real difference** · large

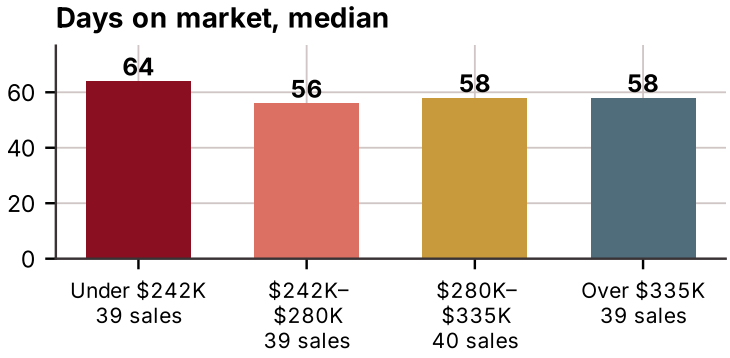
3.5 Homes over $335K are about 12 years newer than homes under $242K



The median is **2019** for homes over $335K and **2007** for homes under $242K. It does not move in a straight line; homes $280K–$335K are highest. Defined in 8.1.4.

✓ **Real difference** · large

3.6 Days on market: no clear difference

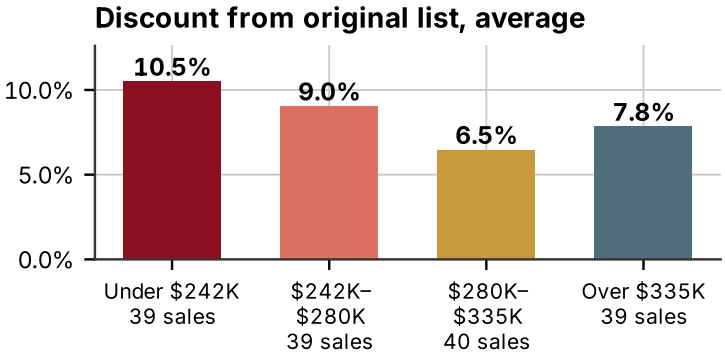


The median is **58 days** for homes over $335K and **64 days** for homes under $242K. It does not move in a straight line; homes under $242K are highest. Defined in 8.1.5.

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

 © 2026 Alexander Tiffany Southwest, LLC

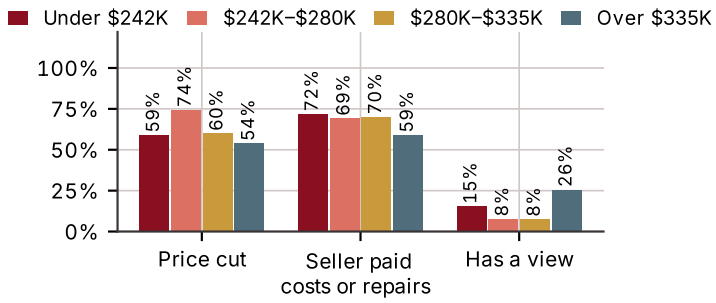
3.7 Discount from original list: no clear difference



The average is **7.8%** for homes over $335K and **10.5%** for homes under $242K. It does not move in a straight line; homes under $242K 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.

- 54% of homes over $335K had a price cut before sale, against 59% of homes under $242K. Defined in 8.1.7.
- 59% of homes over $335K had the seller pay closing costs or repairs, against 72% of homes under $242K. Defined in 8.1.8.
- 26% of homes over $335K have a view, against 15% of homes under $242K. 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 $242K 39 sales	$242K– $280K 39 sales	$280K– $335K 40 sales	Over $335K 39 sales	All 157 sales	Real difference?
Net sale price average	$218,590	$262,330	$304,009	$477,439	$315,518	by design
Net price per SF average	$150	$145	$146	$189	$158	unclear
Living area average	1,478	1,863	2,146	2,619	2,027	✓ large
Year built median	2007	2017	2020	2019	2017	✓ large

© 2026 Alexander Tiffany Southwest, LLC

3.10 The numbers: selling

	Under $242K 39 sales	$242K–$280K 39 sales	$280K–$335K 40 sales	Over $335K 39 sales	All 157 sales	Real difference?
Days on market median	64	56	58	58	58	unclear
Discount from original list average	10.5%	9.0%	6.5%	7.8%	8.5%	unclear
Price cut before sale	59%	74%	60%	54%	62%	unclear
Seller paid closing costs or repairs	72%	69%	70%	59%	68%	unclear
Has a view	15%	8%	8%	26%	14%	unclear

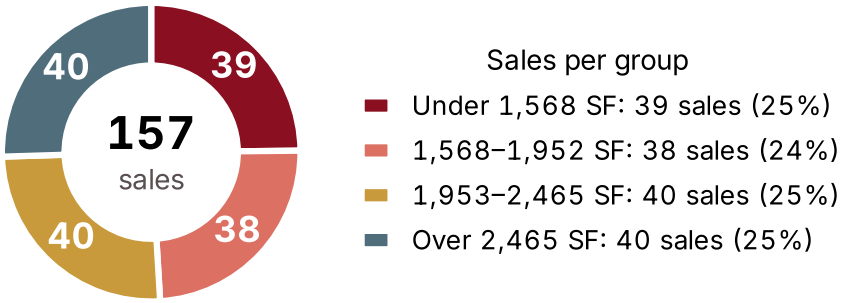
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.1.

© 2026 Alexander Tiffany Southwest, LLC

4. Quartiles by living area

Resale homes · 157 sales · May 26, 2026 – November 21, 2026

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



Bottom line

- Homes over 2,465 SF sell for about $158K (67%) more than homes under 1,568 SF.
- Homes over 2,465 SF sell for about $26 per SF (15%) less than homes under 1,568 SF.
- Homes over 2,465 SF are about 9 years newer than homes under 1,568 SF.

4.1 Key differences

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

Under 1,568 SF · 1,568–1,952 SF · 1,953–2,465 SF · Over 2,465 SF

Larger homes Over 2,465 SF

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

Smaller homes Under 1,568 SF

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

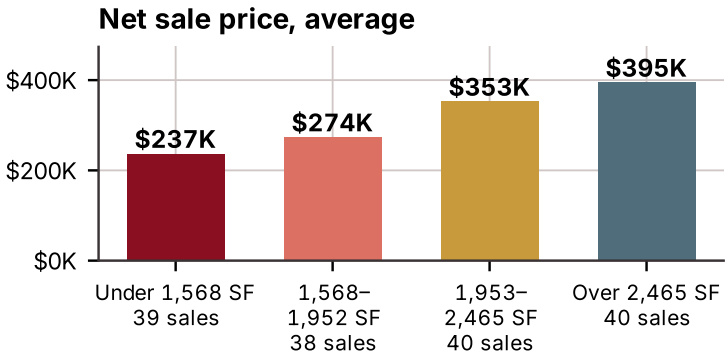
© 2026 Alexander Tiffany Southwest, LLC

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 1,568 SF	1,568–1,952 SF	1,953–2,465 SF	Over 2,465 SF	Real difference?
Net sale price	$237K Lowest	$274K	$353K	$395K Highest	✓ large
Net price per SF	$168 per SF Highest	$159 per SF	$161 per SF	$142 per SF Lowest	✓ large
Year built	2010 Oldest	2017	2017	2019 Newest	✓ medium
Days on market	52 days	54 days	69 days	49 days	unclear
Discount from original list	9.6%	8.4%	8.2%	7.6%	unclear
Price cut before sale	59%	68%	60%	60%	unclear
Seller paid closing costs or repairs	69%	68%	70%	62%	unclear
Has a view	15%	11%	20%	10%	unclear

4.3 Homes over 2,465 SF sell for about $158K (67%) more than homes under 1,568 SF



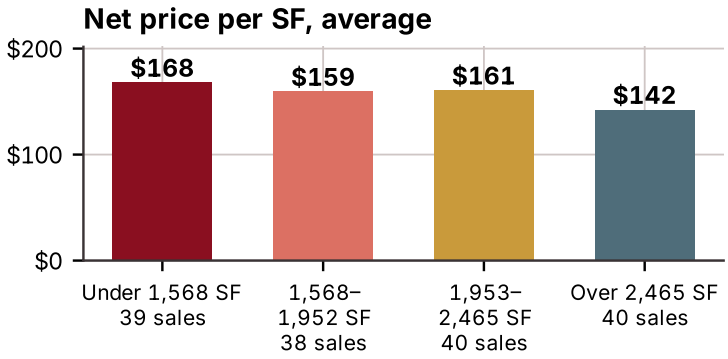
The average is **$395K** for homes over 2,465 SF and **$237K** for homes under 1,568 SF. It rises step by step from the lowest range to the highest.

Defined in 8.1.1.

✓ **Real difference** · large

© 2026 Alexander Tiffany Southwest, LLC

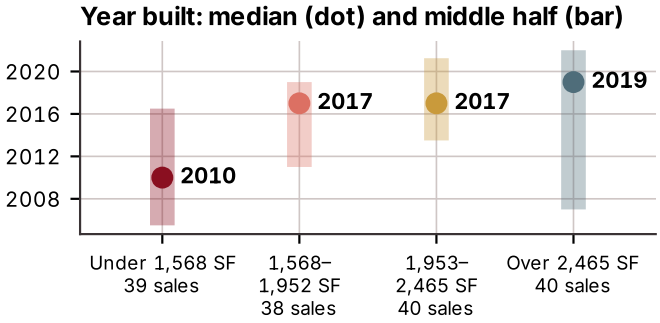
4.4 Homes over 2,465 SF sell for about $26 per SF (15%) less than homes under 1,568 SF



The average is **$142 per SF** for homes over 2,465 SF and **$168 per SF** for homes under 1,568 SF. It does not move in a straight line; homes under 1,568 SF are highest.
Defined in 8.1.2.

✓ **Real difference** · large

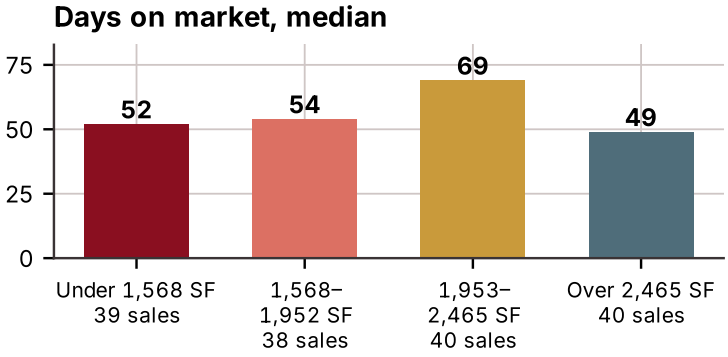
4.5 Homes over 2,465 SF are about 9 years newer than homes under 1,568 SF



The median is **2019** for homes over 2,465 SF and **2010** for homes under 1,568 SF. It rises step by step from the lowest range to the highest.
Defined in 8.1.4.

✓ **Real difference** · medium

4.6 Days on market: no clear difference

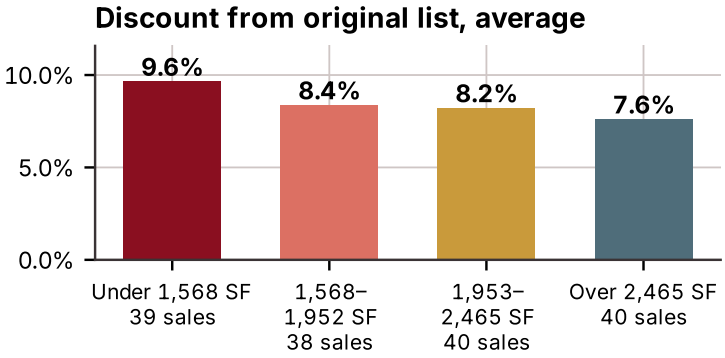


The median is **49 days** for homes over 2,465 SF and **52 days** for homes under 1,568 SF. It does not move in a straight line; homes 1,953–2,465 SF are highest. Defined in 8.1.5.

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

 © 2026 Alexander Tiffany Southwest, LLC

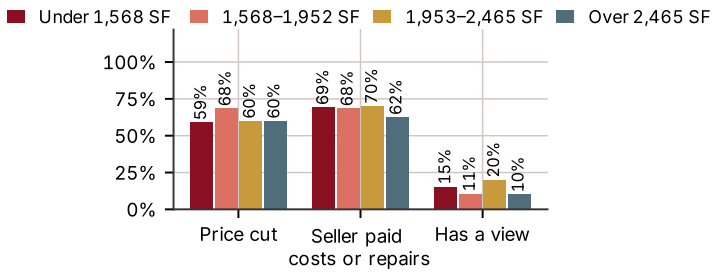
4.7 Discount from original list: no clear difference



The average is **7.6%** for homes over 2,465 SF and **9.6%** for homes under 1,568 SF. It falls step by step from the lowest range to the 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.

- 60% of homes over 2,465 SF had a price cut before sale, against 59% of homes under 1,568 SF. Defined in 8.1.7.
- 62% of homes over 2,465 SF had the seller pay closing costs or repairs, against 69% of homes under 1,568 SF. Defined in 8.1.8.
- 10% of homes over 2,465 SF have a view, against 15% of homes under 1,568 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 1,568 SF 39 sales	1,568–1,952 SF 38 sales	1,953–2,465 SF 40 sales	Over 2,465 SF 40 sales	All 157 sales	Real difference?
Net sale price average	$237,065	$273,586	$352,587	$394,778	$315,518	✓ large
Net price per SF average	$168	$159	$161	$142	$158	✓ large
Living area average	1,415	1,712	2,191	2,761	2,027	by design
Year built median	2010	2017	2017	2019	2017	✓ medium

© 2026 Alexander Tiffany Southwest, LLC

4.10 The numbers: selling

	Under 1,568 SF 39 sales	1,568–1,952 SF 38 sales	1,953–2,465 SF 40 sales	Over 2,465 SF 40 sales	All 157 sales	Real difference?
Days on market median	52	54	69	49	58	unclear
Discount from original list average	9.6%	8.4%	8.2%	7.6%	8.5%	unclear
Price cut before sale	59%	68%	60%	60%	62%	unclear
Seller paid closing costs or repairs	69%	68%	70%	62%	68%	unclear
Has a view	15%	11%	20%	10%	14%	unclear

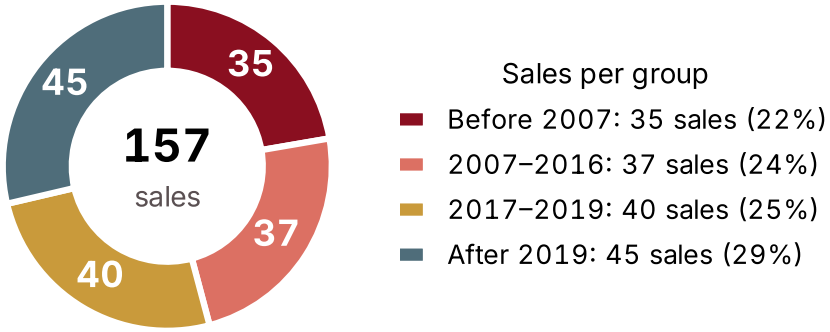
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.2.

 © 2026 Alexander Tiffany Southwest, LLC

5. Quartiles by year built

Resale homes · 157 sales · May 26, 2026 – 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 2019 sell for about $1K (0%) less than homes built before 2007.
- Homes built after 2019 are about 370 SF (19%) larger than homes built before 2007.

5.1 Key differences

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

Before 2007 2007–2016 2017–2019 After 2019

Newer homes After 2019

- Sell for much less.
- Are larger.

Older homes Before 2007

- Sell for much more.
- Are smaller.

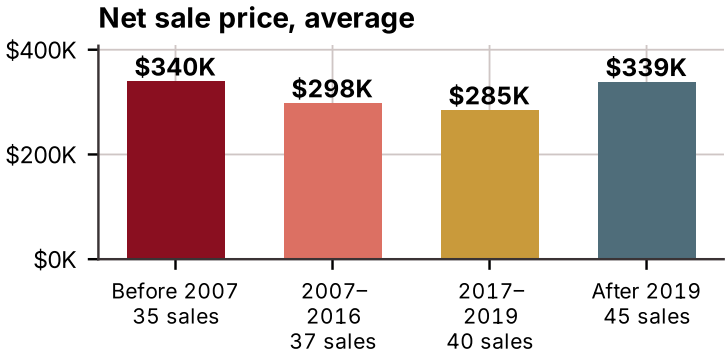
 © 2026 Alexander Tiffany Southwest, LLC

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 2007	2007–2016	2017–2019	After 2019	Real difference?
Net sale price	$340K **Highest**	$298K	$285K **Lowest**	$339K	✓ large
Net price per SF	$176 per SF	$161 per SF	$148 per SF	$149 per SF	unclear
Living area	1,933 SF	1,844 SF **Smallest**	1,969 SF	2,302 SF **Largest**	✓ medium
Days on market	43 days	48 days	62 days	74 days	unclear
Discount from original list	10.2%	7.9%	7.9%	8.1%	unclear
Price cut before sale	63%	59%	60%	64%	unclear
Seller paid closing costs or repairs	74%	68%	65%	64%	unclear
Has a view	23%	16%	5%	13%	unclear

5.3 Homes built after 2019 sell for about $1K (0%) less than homes built before 2007

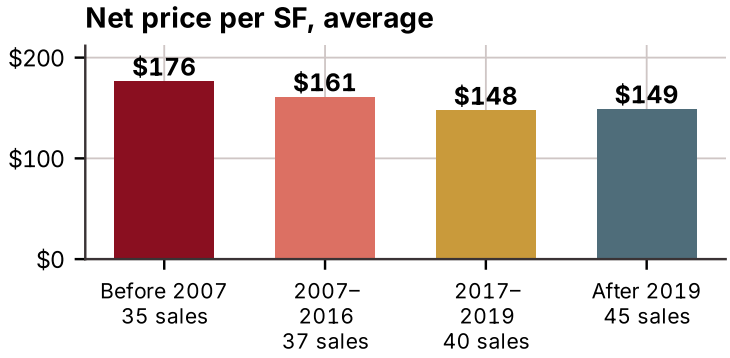


The average is **$339K** for homes built after 2019 and **$340K** for homes built before 2007. It does not move in a straight line; homes built before 2007 are highest. Defined in 8.1.1.

✓ **Real difference** · large

 © 2026 Alexander Tiffany Southwest, LLC

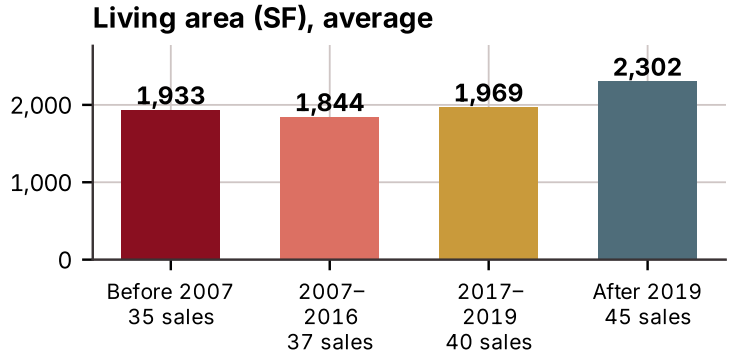
5.4 Net price per SF: no clear difference



The average is **$149 per SF** for homes built after 2019 and **$176 per SF** for homes built before 2007. It does not move in a straight line; homes built before 2007 are highest. Defined in 8.1.2.

– No clear difference · could be chance

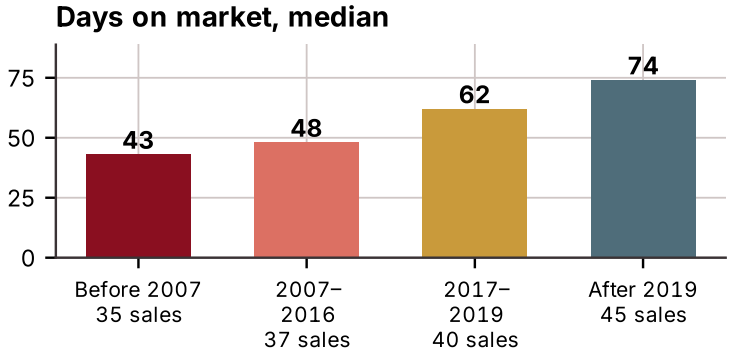
5.5 Homes built after 2019 are about 370 SF (19%) larger than homes built before 2007



The average is **2,302 SF** for homes built after 2019 and **1,933 SF** for homes built before 2007. It does not move in a straight line; homes built after 2019 are highest. Defined in 8.1.3.

✓ Real difference · medium

5.6 Days on market: no clear difference

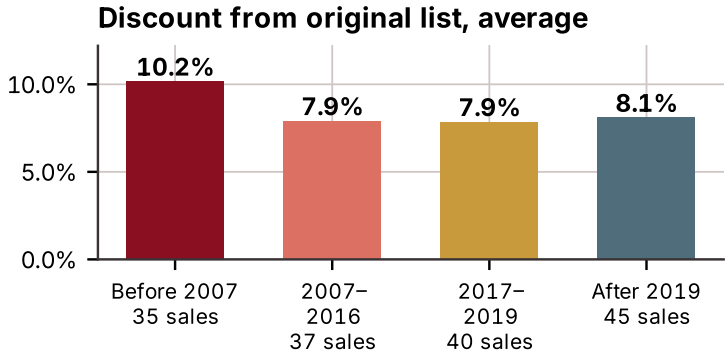


The median is **74 days** for homes built after 2019 and **43 days** for homes built before 2007. It rises step by step from the lowest range to the highest. Defined in 8.1.5.

– No clear difference · could be chance

 © 2026 Alexander Tiffany Southwest, LLC

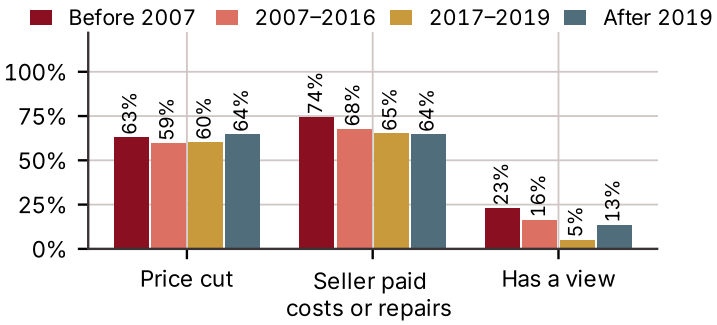
5.7 Discount from original list: no clear difference



The average is **8.1%** for homes built after 2019 and **10.2%** for homes built before 2007. It does not move in a straight line; homes built before 2007 are highest. Defined in 8.1.6.

– 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.

- 64% of homes built after 2019 had a price cut before sale, against 63% of homes built before 2007. Defined in 8.1.7.
- 64% of homes built after 2019 had the seller pay closing costs or repairs, against 74% of homes built before 2007. Defined in 8.1.8.
- 13% of homes built after 2019 have a view, against 23% of homes built before 2007. 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 2007 35 sales	2007–2016 37 sales	2017–2019 40 sales	After 2019 45 sales	All 157 sales	Real difference?
Net sale price average	$339,627	$298,037	$284,622	$338,605	$315,518	✓ large
Net price per SF average	$176	$161	$148	$149	$158	unclear
Living area average	1,933	1,844	1,969	2,302	2,027	✓ medium
Year built median	2004	2012	2017	2022	2017	by design

 © 2026 Alexander Tiffany Southwest, LLC

5.10 The numbers: selling

	Before 2007 35 sales	2007–2016 37 sales	2017–2019 40 sales	After 2019 45 sales	All 157 sales	Real difference?
Days on market median	43	48	62	74	58	unclear
Discount from original list average	10.2%	7.9%	7.9%	8.1%	8.5%	unclear
Price cut before sale	63%	59%	60%	64%	62%	unclear
Seller paid closing costs or repairs	74%	68%	65%	64%	68%	unclear
Has a view	23%	16%	5%	13%	14%	unclear

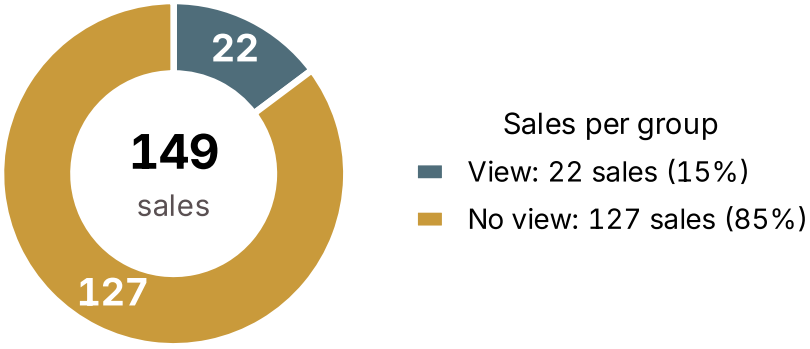
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.3.

© 2026 Alexander Tiffany Southwest, LLC

6. View and no view

Resale homes · 157 sales · May 26, 2026 – 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. 8 sales whose MLS view entry is only “See Remarks” are left out.



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.

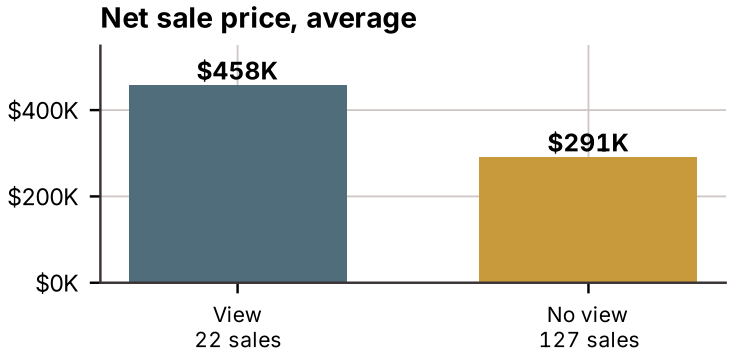
6.2 At a glance

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	$458K	$291K	unclear
Net price per SF	$216 per SF	$149 per SF	unclear
Living area	2,101 SF	1,997 SF	unclear
Year built	2012	2017	unclear
Days on market	61 days	61 days	unclear
Discount from original list	8.1%	8.6%	unclear
Price cut before sale	45%	65%	unclear
Seller paid closing costs or repairs	68%	69%	unclear

© 2026 Alexander Tiffany Southwest, LLC

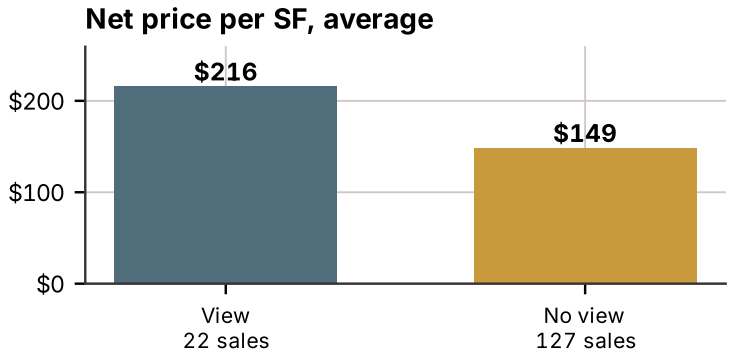
6.3 Net sale price: no clear difference



The average is **$458K** for homes with a view and **$291K** for homes without a view. Defined in 8.1.1.

– No clear difference · could be chance

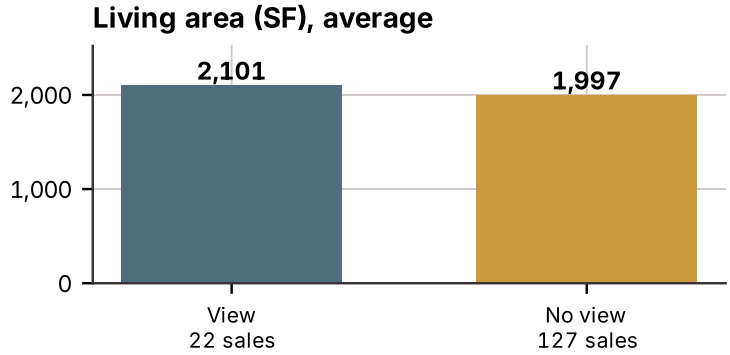
6.4 Net price per SF: no clear difference



The average is **$216 per SF** for homes with a view and **$149 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

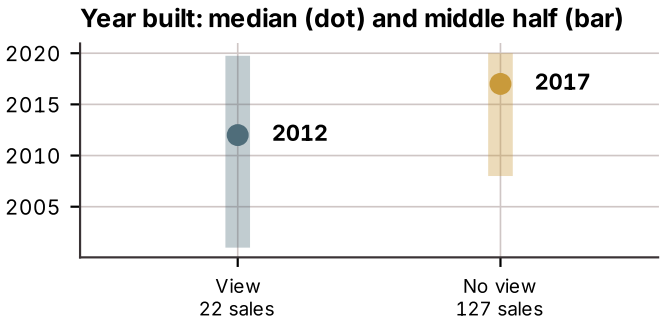


The average is **2,101 SF** for homes with a view and **1,997 SF** for homes without a view. Defined in 8.1.3.

– No clear difference · could be chance

 © 2026 Alexander Tiffany Southwest, LLC

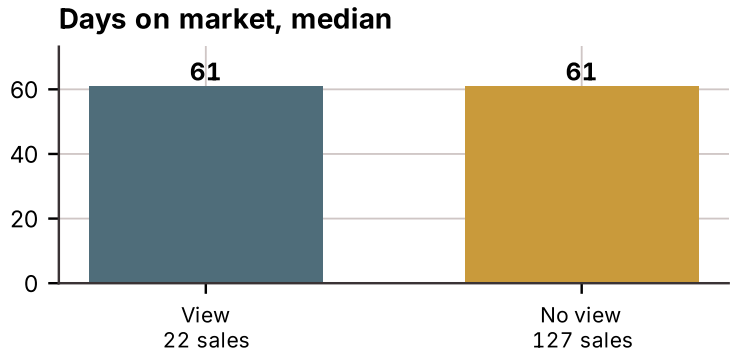
6.6 Year built: no clear difference



The median is **2012** for homes with a view and **2017** for homes without a view. Defined in 8.1.4.

– No clear difference · could be chance

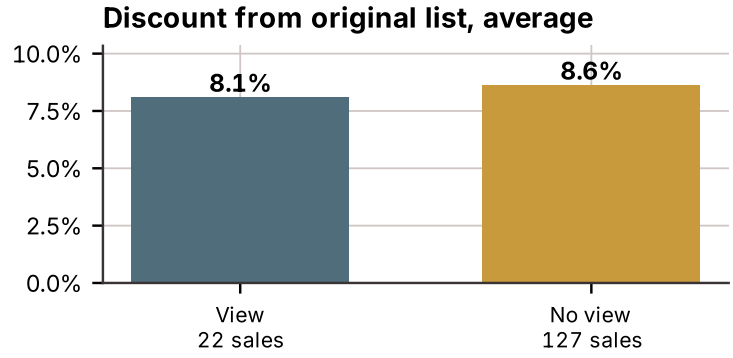
6.7 Days on market: no clear difference



The median is **61 days** for homes with a view and **61 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

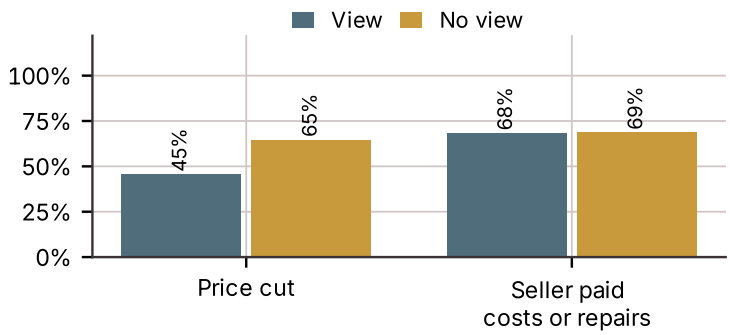


The average is **8.1%** for homes with a view and **8.6%** for homes without a view. Defined in 8.1.6.

– No clear difference · could be chance

 © 2026 Alexander Tiffany Southwest, LLC

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.

- 45% of homes with a view had a price cut before sale, against 65% 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 69% 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 22 sales	No view 127 sales	All 149 sales	Real difference?
Net sale price average	$457,508	$290,857	$315,464	unclear
Net price per SF average	$216	$149	$159	unclear
Living area average	2,101	1,997	2,013	unclear
Year built median	2012	2017	2017	unclear

6.11 The numbers: selling

	View 22 sales	No view 127 sales	All 149 sales	Real difference?
Days on market median	61	61	61	unclear
Discount from original list average	8.1%	8.6%	8.5%	unclear
Price cut before sale	45%	65%	62%	unclear
Seller paid closing costs or repairs	68%	69%	68%	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.

 © 2026 Alexander Tiffany Southwest, LLC

7. New construction

Basic statistics · 100 sales · May 26, 2026 – November 21, 2026

Homes sold new by the builder in the same 180 days. They are left out of every other section and shown here as basic figures only: 100 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 Manor.

Measure	Average	Median
Sales		100
Net sale price	**$365,150**	$360,160
Net price per SF	**$175**	$173
Living area (SF)	**2,135**	2,058
Days on market	**149**	83
Discount from original list	**8.5%**	7.1%
Price cut before sale		60% of sales
Seller paid closing costs or repairs		71% of sales
Year built		2023–2026

Same definitions as the rest of the study (section 8). New construction = NewConstructionYN true, or PropertyCondition “New Construction” or “Under Construction”.

 © 2026 Alexander Tiffany Southwest, LLC

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 157 resale sales. Average $315,518; median $280,000; standard deviation $181,331; middle half (25th–75th percentile) $241,800–$334,900; lowest $138,000, highest $2,249,500. 106 sales had a seller payment; their median payment was $9,590.

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 157 resale sales. Average $158; median $152; standard deviation $74; middle half (25th–75th percentile) $131–$166; lowest $93, highest $976.

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 157 resale sales. Average 2,027; median 1,953; standard deviation 544; middle half (25th–75th percentile) 1,568–2,482; lowest 1,036, highest 3,430.

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 157 resale sales. Average 2013; median 2017; standard deviation 13; middle half (25th–75th percentile) 2007–2020; lowest 1907, highest 2025.

© 2026 Alexander Tiffany Southwest, LLC

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 157 resale sales. Average 81; median 58; standard deviation 84; middle half (25th–75th percentile) 28–109; lowest 1, highest 637. 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 157 resale sales. Average 8.5%; median 7.5%; standard deviation 6.8%; middle half (25th–75th percentile) 3.5%–11.7%; lowest −6.0%, highest 41.5%. 6 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 97 of 157 resale sales (61.8%).

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 106 of 157 resale sales (67.5%).

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 22 sales with a view, 127 without, 8 unclassified. Most common View entries: None 81, Neighborhood 50, Park/Greenbelt 8, See Remarks 8, Pasture 7, Trees/Woods 7, Rural 4, Pond 3.

 © 2026 Alexander Tiffany Southwest, LLC

8.2 Methods

8.2.1 Data source

In simple terms Every figure comes from the Austin Board of REALTORS® MLS, read live by ALEX. No figure is estimated or typed in.

Statistically ABOR MLS via secure APIs, read from ALEX's copy of the MLS (refreshed every 15 minutes; this pull as of 2026-11-22 12:45 UTC), every field. Filter: StandardStatus = Closed, PropertyType = Residential, City = Manor.

The data Pulled November 22, 2026: 546 closed Manor records over the prior year. ZIP codes: 1, the most sales in 78653.

8.2.2 Study window

In simple terms The most recent 180 days of closed sales: recent enough to describe today's market, long enough to give each group plenty of sales.

Statistically CloseDate from May 26, 2026 to November 21, 2026 inclusive.

The data 257 single-family sales in the window: 157 resale, 100 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 157 resale; 100 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 10 sale(s) other than single-family homes (condo, townhome and similar); 3 sale(s) with concessions above 10% of price

 © 2026 Alexander Tiffany Southwest, LLC

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 $242K”.

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 $242K: $138,000–$240,000 (39 sales); $242K–$280K: $241,800–$279,850 (39 sales); $280K–$335K: $280,000–$334,900 (40 sales); Over $335K: $335,000–$2,249,500 (39 sales)
Quartiles by living area: Under 1,568 SF: 1,036–1,561 SF (39 sales); 1,568–1,952 SF: 1,568–1,952 SF (38 sales); 1,953–2,465 SF: 1,953–2,465 SF (40 sales); Over 2,465 SF: 2,482–3,430 SF (40 sales)
Quartiles by year built: Before 2007: 1907–2006 (35 sales); 2007–2016: 2007–2016 (37 sales); 2017–2019: 2017–2019 (40 sales); After 2019: 2020–2025 (45 sales)
View and no view: View: MLS lists a view (22 sales); No view: None or Neighborhood (127 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 $315,518, median $280,000. Days on market: average 81, median 58: 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.

 © 2026 Alexander Tiffany Southwest, LLC

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 7 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.

© 2026 Alexander Tiffany Southwest, LLC

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 = 6.27	3	0.0991	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.040$	small
Living area	Kruskal–Wallis	H = 96.16	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.616$	large
Year built	Kruskal–Wallis	H = 37.77	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.242$	large
Days on market	Kruskal–Wallis	H = 0.57	3	0.9029	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.004$	negligible
Discount from original list	Kruskal–Wallis	H = 5.49	3	0.1395	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.035$	small
Price cut before sale	Chi-square	$\chi^2 = 3.84$	3	0.2796	p < 0.0063	**Unclear**	Cramér's V = 0.156	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 1.79$	3	0.6176	p < 0.0063	**Unclear**	Cramér's V = 0.107	small
Has a view	Chi-square	$\chi^2 = 7.14$	3	0.0676	p < 0.0063	**Unclear**	Cramér's V = 0.213	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 = 90.47	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.580$	large
Net price per SF	Kruskal–Wallis	H = 33.61	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.215$	large
Year built	Kruskal–Wallis	H = 19.26	3	0.0002	p < 0.0063	**Yes**	$\varepsilon^2 = 0.123$	medium
Days on market	Kruskal–Wallis	H = 1.40	3	0.7048	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.009$	negligible
Discount from original list	Kruskal–Wallis	H = 1.08	3	0.7818	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.007$	negligible
Price cut before sale	Chi-square	$\chi^2 = 0.95$	3	0.8140	p < 0.0063	**Unclear**	Cramér's V = 0.078	negligible
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 0.64$	3	0.8877	p < 0.0063	**Unclear**	Cramér's V = 0.064	negligible
Has a view	Chi-square	$\chi^2 = 2.17$	3	0.5381	p < 0.0063	**Unclear**	Cramér's V = 0.118	small

© 2026 Alexander Tiffany Southwest, LLC

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 = 26.58	3	< 0.0001	p < 0.0063	**Yes**	ε² = 0.170	large
Net price per SF	Kruskal–Wallis	H = 4.40	3	0.2217	p < 0.0063	**Unclear**	ε² = 0.028	small
Living area	Kruskal–Wallis	H = 20.91	3	0.0001	p < 0.0063	**Yes**	ε² = 0.134	medium
Days on market	Kruskal–Wallis	H = 7.99	3	0.0462	p < 0.0063	**Unclear**	ε² = 0.051	small
Discount from original list	Kruskal–Wallis	H = 1.04	3	0.7923	p < 0.0063	**Unclear**	ε² = 0.007	negligible
Price cut before sale	Chi-square	χ² = 0.29	3	0.9618	p < 0.0063	**Unclear**	Cramér's V = 0.043	negligible
Seller paid closing costs or repairs	Chi-square	χ² = 1.04	3	0.7915	p < 0.0063	**Unclear**	Cramér's V = 0.081	negligible
Has a view	Chi-square	χ² = 5.14	3	0.1622	p < 0.0063	**Unclear**	Cramér's V = 0.181	small

8.3.4 View and no view

Measure	Test	Statistic	df	p-value	Threshold	Real difference?	Effect size	Size
Net sale price	Mann–Whitney U	U = 1,729.00	—	0.0761	p < 0.0063	**Unclear**	rank-biserial r = 0.238	small
Net price per SF	Mann–Whitney U	U = 1,753.00	—	0.0571	p < 0.0063	**Unclear**	rank-biserial r = 0.255	small
Living area	Mann–Whitney U	U = 1,484.50	—	0.6415	p < 0.0063	**Unclear**	rank-biserial r = 0.063	negligible
Year built	Mann–Whitney U	U = 1,045.50	—	0.0596	p < 0.0063	**Unclear**	rank-biserial r = 0.252	small
Days on market	Mann–Whitney U	U = 1,309.50	—	0.6415	p < 0.0063	**Unclear**	rank-biserial r = 0.063	negligible
Discount from original list	Mann–Whitney U	U = 1,294.00	—	0.5834	p < 0.0063	**Unclear**	rank-biserial r = 0.074	negligible
Price cut before sale	Chi-square	χ² = 2.90	1	0.0886	p < 0.0063	**Unclear**	Cramér's V = 0.140	small
Seller paid closing costs or repairs	Chi-square	χ² = 0.00	1	0.9761	p < 0.0063	**Unclear**	Cramér's V = 0.002	negligible

 © 2026 Alexander Tiffany Southwest, LLC

8.4 Data notes

Left out of the analysis: 100 new-construction sales (basic statistics only, section 7); 10 sale(s) other than single-family homes (condo, townhome and similar); 3 sale(s) with concessions above 10% of price. Statistics: Python, NumPy 2.5.3, SciPy 1.18.1.

8.5 References

1. Cohen, J. (1988). Statistical Power Analysis for the Behavioral Sciences (2nd ed.). Erlbaum.
2. Cramér, H. (1946). Mathematical Methods of Statistics. Princeton University Press.
3. Dunn, O. J. (1961). Multiple comparisons among means. JASA, 56(293), 52–64.
4. Kerby, D. S. (2014). The simple difference formula: an approach to teaching nonparametric correlation. Comprehensive Psychology, 3, 11.IT.3.1.
5. Kruskal, W. H., & Wallis, W. A. (1952). Use of ranks in one-criterion variance analysis. JASA, 47(260), 583–621.
6. Mann, H. B., & Whitney, D. R. (1947). On a test of whether one of two random variables is stochastically larger than the other. Annals of Mathematical Statistics, 18(1), 50–60.
7. Pearson, K. (1900). On the criterion that a given system of deviations... Philosophical Magazine, 50(302), 157–175.
8. Tomczak, M., & Tomczak, E. (2014). The need to report effect size estimates revisited. Trends in Sport Sciences, 21(1), 19–25.

This is a market study of closed sales, not an appraisal or an opinion of value for any home. The analysis covers 157 closed MLS resale sales; the 100 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.

 © 2026 Alexander Tiffany Southwest, LLC