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Blackhawk

Pflugerville, TX 78660

Resale homes · closed Oct 29 – Oct 28, 2026

Prepared for Buyers, sellers and agents

Prepared by ALEX Real Estate

Market Study · Resale Analysis

Version 2.4

October 29, 2026 · 6:51 AM CDT

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

RESALE SALES, 365 DAYS

45

single-family resale homes

MEDIAN NET SALE PRICE

\$515,000

average \$498,827

MEDIAN NET PRICE PER SF

\$186

average \$182

MEDIAN DAYS ON MARKET

58 days

average 88 days

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1. Summary

Resale homes · 45 sales · October 29, 2025 – October 28, 2026

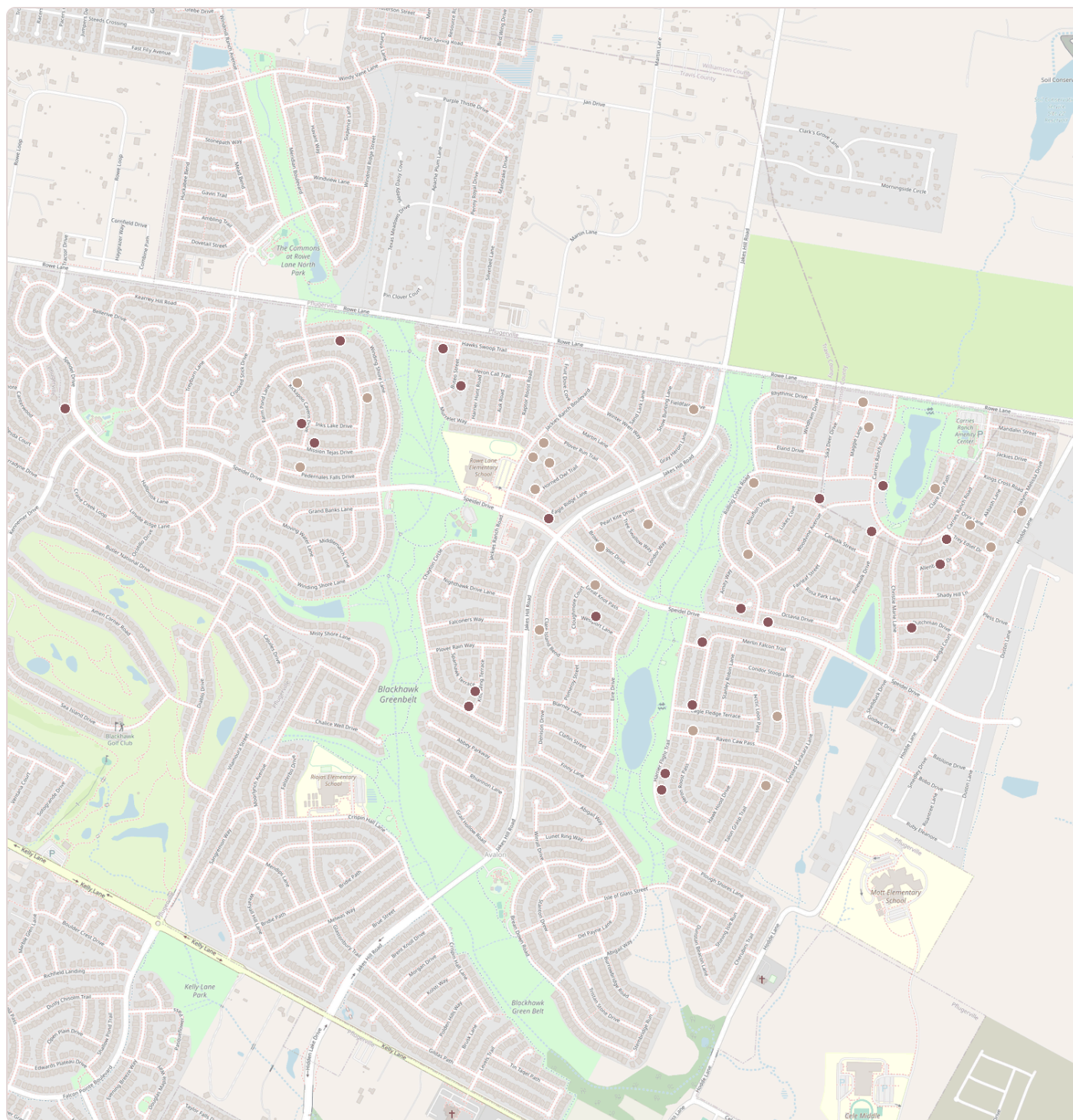
This study looks at the **45 resale homes** sold in Blackhawk in the **365 days** to October 28, 2026. A full year is used because only 23 resale homes sold in the last 180 days. New construction is left out and shown on its own in section 7. The homes are compared four ways: **by price, by living area, 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.

2. Where the resale homes sold

45 resale homes · colored by price range

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

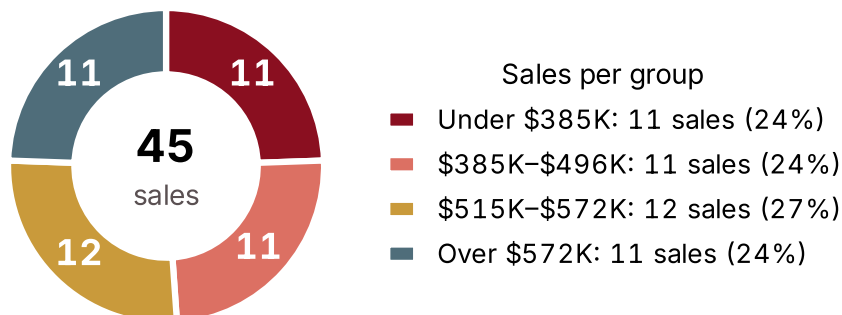


● Under \$385K · 11 sales ● \$385K-\$496K · 11 sales ● \$515K-\$572K · 12 sales ● Over \$572K · 11 sales

3. Quartiles by net sale price

Resale homes · 45 sales · October 29, 2025 – October 28, 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 \$572K are about 1,560 SF (76%) larger than homes under \$385K.
- Homes over \$572K are about 13 years newer than homes under \$385K.

3.1 Key differences

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

■ Under \$385K ■ \$385K–\$496K ■ \$515K–\$572K ■ Over \$572K

Higher-priced homes Over \$572K

- Are much larger.
- Tend to be newer.

Lower-priced homes Under \$385K

- Are much smaller.
- Tend to be older.

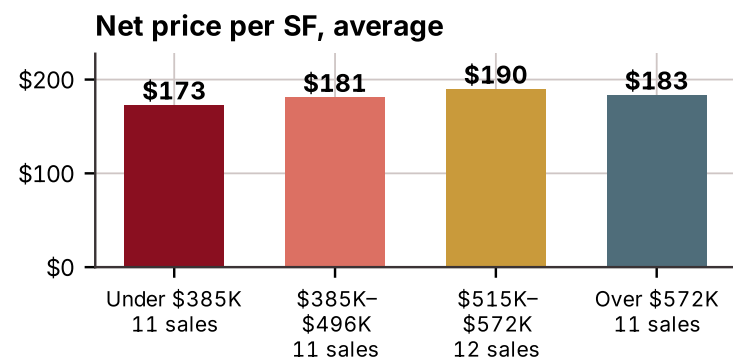
3.2 At a glance

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 \$385K	\$385K–\$496K	\$515K–\$572K	Over \$572K	Real difference?
Net price per SF	\$173 per SF	\$181 per SF	\$190 per SF	\$183 per SF	unclear
Living area	2,046 SF Smallest	2,518 SF	2,889 SF	3,603 SF Largest	✓ large
Year built	2006 Oldest	2017	2018	2019 Newest	✓ large
Days on market	71 days	58 days	54 days	53 days	unclear
Discount from original list	9.7%	6.7%	7.1%	7.2%	unclear
Price cut before sale	82%	64%	42%	36%	unclear
Seller paid closing costs or repairs	64%	64%	58%	55%	unclear
Has a view	18%	18%	8%	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.

3.3 Net price per SF: no clear difference

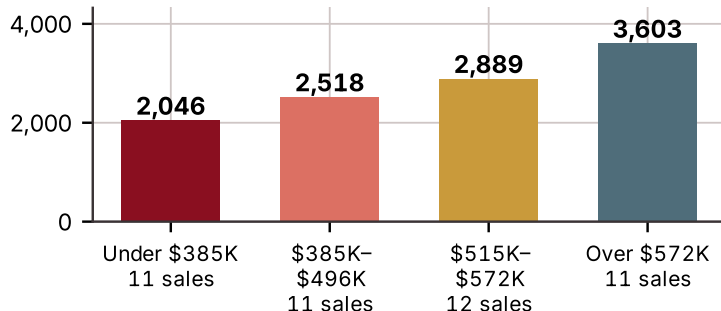


The average is **\$183 per SF** for homes over \$572K and **\$173 per SF** for homes under \$385K. It does not move in a straight line; homes \$515K–\$572K are highest. Defined in 8.1.2.

– No clear difference · could be chance

3.4 Homes over \$572K are about 1,560 SF (76%) larger than homes under \$385K

Living area (SF), average

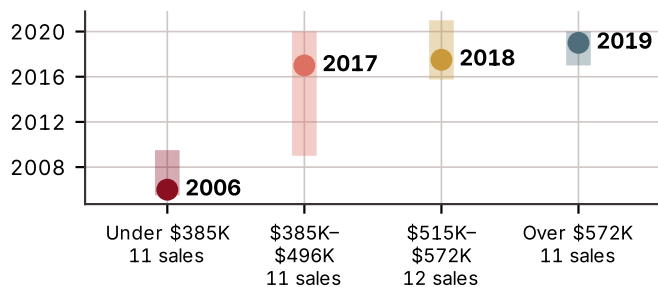


The average is **3,603 SF** for homes over \$572K and **2,046 SF** for homes under \$385K. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

✓ **Real difference** · large

3.5 Homes over \$572K are about 13 years newer than homes under \$385K

Year built: median (dot) and middle half (bar)

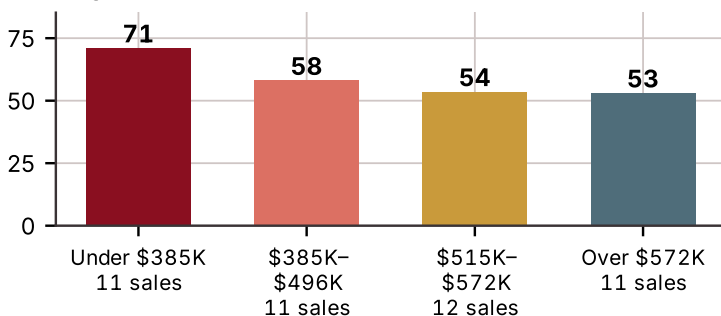


The median is **2019** for homes over \$572K and **2006** for homes under \$385K. It rises step by step from the lowest range to the highest. Defined in 8.1.4.

✓ **Real difference** · large

3.6 Days on market: no clear difference

Days on market, median

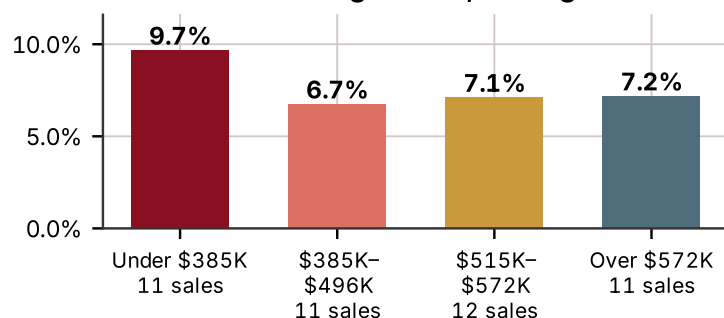


The median is **53 days** for homes over \$572K and **71 days** for homes under \$385K. It falls step by step from the lowest range to the highest. Defined in 8.1.5.

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

3.7 Discount from original list: no clear difference

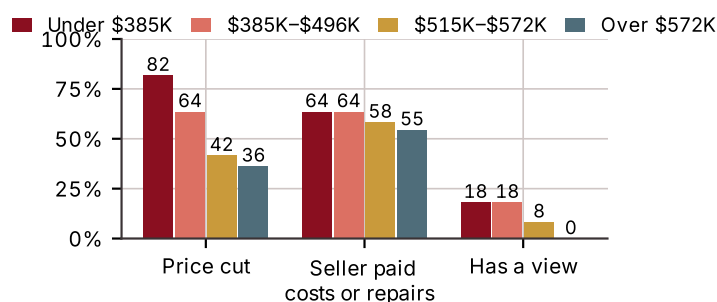
Discount from original list, average



The average is 7.2% for homes over \$572K and 9.7% for homes under \$385K. It does not move in a straight line; homes under \$385K 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.

- 36% of homes over \$572K had a price cut before sale, against 82% of homes under \$385K. Defined in 8.1.7.
- 55% of homes over \$572K had the seller pay closing costs or repairs, against 64% of homes under \$385K. Defined in 8.1.8.
- 0% of homes over \$572K have a view, against 18% of homes under \$385K. 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 \$385K 11 sales	\$385K-\$496K 11 sales	\$515K-\$572K 12 sales	Over \$572K 11 sales	All 45 sales	Real difference?
Net sale price average	\$348,475	\$450,250	\$541,378	\$651,335	\$498,827	by design
Net price per SF average	\$173	\$181	\$190	\$183	\$182	unclear
Living area average	2,046	2,518	2,889	3,603	2,767	✓ large
Year built median	2006	2017	2018	2019	2016	✓ large

3.10 The numbers: selling

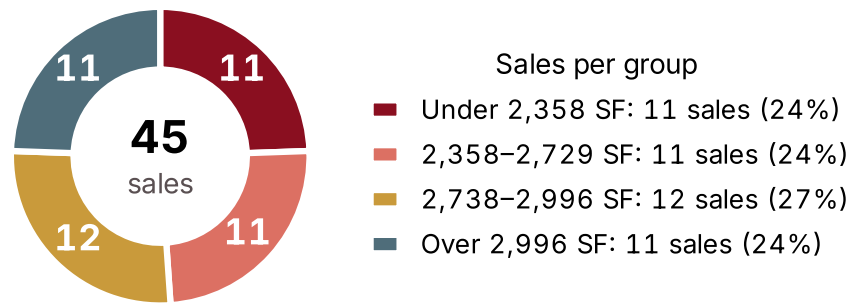
	Under \$385K 11 sales	\$385K– \$496K 11 sales	\$515K– \$572K 12 sales	Over \$572K 11 sales	All 45 sales	Real difference?
Days on market median	71	58	54	53	58	unclear
Discount from original list average	9.7%	6.7%	7.1%	7.2%	7.7%	unclear
Price cut before sale	82%	64%	42%	36%	56%	unclear
Seller paid closing costs or repairs	64%	64%	58%	55%	60%	unclear
Has a view	18%	18%	8%	0%	11%	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.

4. Quartiles by living area

Resale homes · 45 sales · October 29, 2025 – October 28, 2026

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



Bottom line

- Homes over 2,996 SF sell for about \$274K (77%) more than homes under 2,358 SF.

4.1 Key differences

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

■ Under 2,358 SF ■ 2,358–2,729 SF ■ 2,738–2,996 SF ■ Over 2,996 SF

Larger homes Over 2,996 SF

- Sell for much more.

Smaller homes Under 2,358 SF

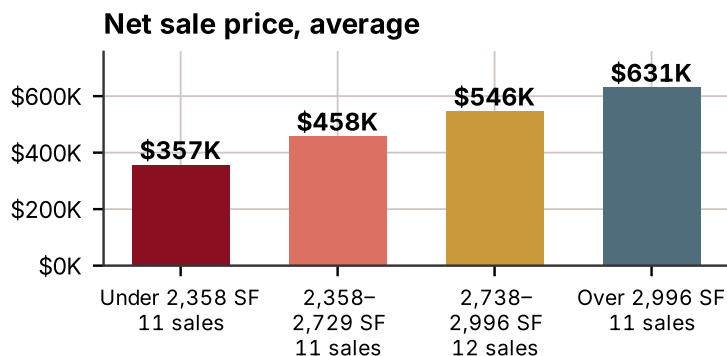
- Sell for much less.

4.2 At a glance

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

	Under 2,358 SF	2,358–2,729 SF	2,738–2,996 SF	Over 2,996 SF	Real difference?
Net sale price	\$357K Lowest	\$458K	\$546K	\$631K Highest	✓ large
Net price per SF	\$184 per SF	\$181 per SF	\$191 per SF	\$169 per SF	unclear
Year built	2008	2012	2018	2018	unclear
Days on market	58 days	98 days	53 days	88 days	unclear
Discount from original list	7.6%	9.4%	4.9%	9.0%	unclear
Price cut before sale	82%	64%	25%	55%	unclear
Seller paid closing costs or repairs	55%	82%	50%	55%	unclear
Has a view	18%	18%	8%	0%	unclear

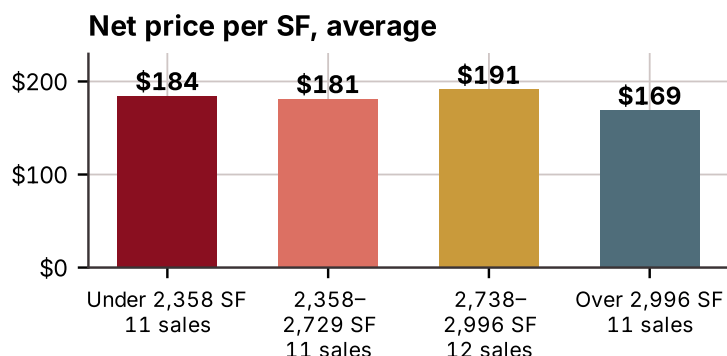
4.3 Homes over 2,996 SF sell for about \$274K (77%) more than homes under 2,358 SF



The average is **\$631K** for homes over 2,996 SF and **\$357K** for homes under 2,358 SF. It rises step by step from the lowest range to the highest. Defined in 8.1.1.

✓ **Real difference · large**

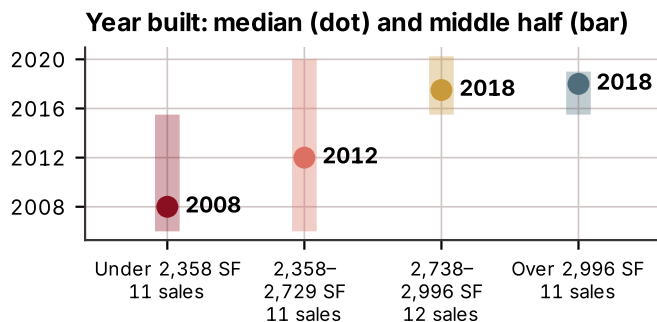
4.4 Net price per SF: no clear difference



The average is **\$169 per SF** for homes over 2,996 SF and **\$184 per SF** for homes under 2,358 SF. It does not move in a straight line; homes 2,738–2,996 SF are highest. Defined in 8.1.2.

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

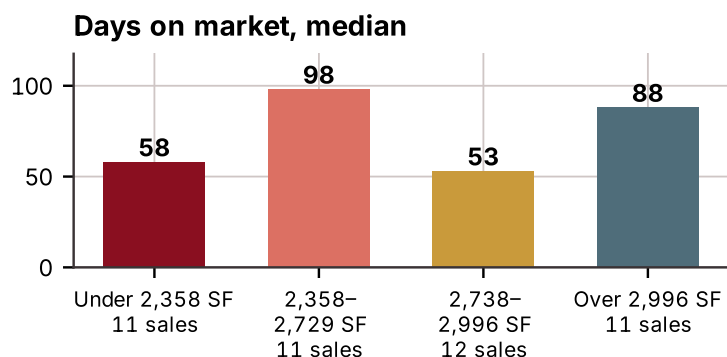
4.5 Year built: no clear difference



The median is **2018** for homes over 2,996 SF and **2008** for homes under 2,358 SF. It rises step by step from the lowest range to the highest. Defined in 8.1.4.

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

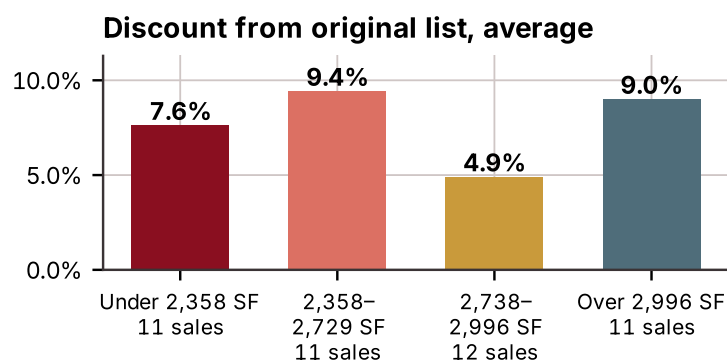
4.6 Days on market: no clear difference



The median is **88 days** for homes over 2,996 SF and **58 days** for homes under 2,358 SF. It does not move in a straight line; homes 2,358–2,729 SF are highest. Defined in 8.1.5.

– No clear difference · could be chance

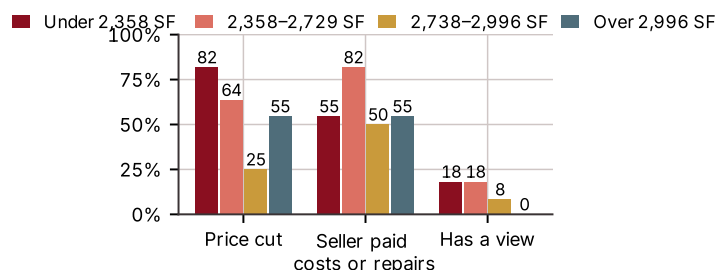
4.7 Discount from original list: no clear difference



The average is **9.0%** for homes over 2,996 SF and **7.6%** for homes under 2,358 SF. It does not move in a straight line; homes 2,358–2,729 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.

- 55% of homes over 2,996 SF had a price cut before sale, against 82% of homes under 2,358 SF. Defined in 8.1.7.
- 55% of homes over 2,996 SF had the seller pay closing costs or repairs, against 55% of homes under 2,358 SF. Defined in 8.1.8.
- 0% of homes over 2,996 SF have a view, against 18% of homes under 2,358 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 2,358 SF 11 sales	2,358–2,729 SF 11 sales	2,738–2,996 SF 12 sales	Over 2,996 SF 11 sales	All 45 sales	Real difference?
Net sale price average	\$356,702	\$457,614	\$546,083	\$630,611	\$498,827	✓ large
Net price per SF average	\$184	\$181	\$191	\$169	\$182	unclear
Living area average	1,943	2,531	2,854	3,732	2,767	by design
Year built median	2008	2012	2018	2018	2016	unclear

4.10 The numbers: selling

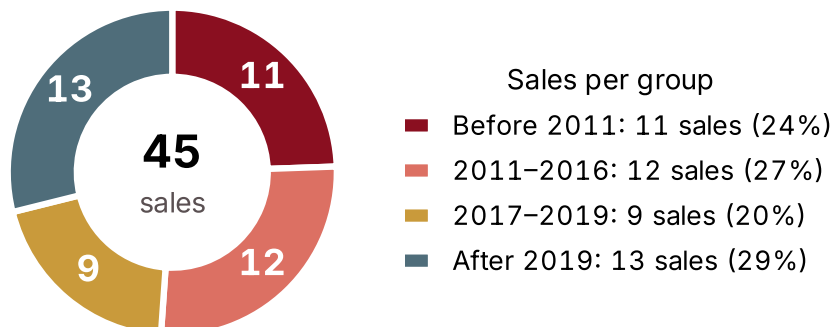
	Under 2,358 SF 11 sales	2,358–2,729 SF 11 sales	2,738–2,996 SF 12 sales	Over 2,996 SF 11 sales	All 45 sales	Real difference?
Days on market median	58	98	53	88	58	unclear
Discount from original list average	7.6%	9.4%	4.9%	9.0%	7.7%	unclear
Price cut before sale	82%	64%	25%	55%	56%	unclear
Seller paid closing costs or repairs	55%	82%	50%	55%	60%	unclear
Has a view	18%	18%	8%	0%	11%	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.

5. Quartiles by year built

Resale homes · 45 sales · October 29, 2025 – October 28, 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 \$196K (53%) more than homes built before 2011.
- Homes built after 2019 sell for about \$33 per SF (20%) more than homes built before 2011.
- Homes built after 2019 are about 590 SF (27%) larger than homes built before 2011.

5.1 Key differences

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

■ Before 2011 ■ 2011–2016 ■ 2017–2019 ■ After 2019

Newer homes After 2019

- Sell for much more.
- Sell for more per square foot.
- Are much larger.

Older homes Before 2011

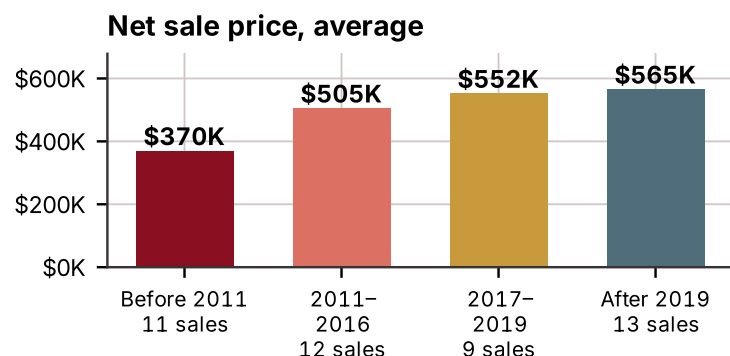
- Sell for much less.
- Sell for less per square foot.
- Are much smaller.

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 2011	2011–2016	2017–2019	After 2019	Real difference?
Net sale price	\$370K Lowest	\$505K	\$552K	\$565K Highest	✓ large
Net price per SF	\$170 per SF Lowest	\$177 per SF	\$171 per SF	\$203 per SF Highest	✓ large
Living area	2,202 SF Smallest	2,893 SF	3,255 SF Largest	2,789 SF	✓ large
Days on market	71 days	64 days	100 days	47 days	unclear
Discount from original list	9.9%	6.4%	7.5%	7.0%	unclear
Price cut before sale	73%	42%	56%	54%	unclear
Seller paid closing costs or repairs	45%	67%	67%	62%	unclear
Has a view	18%	8%	11%	8%	unclear

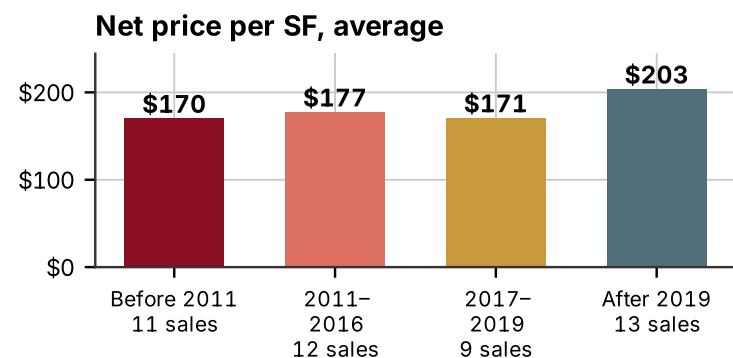
5.3 Homes built after 2019 sell for about \$196K (53%) more than homes built before 2011



The average is **\$565K** for homes built after 2019 and **\$370K** for homes built before 2011. It rises step by step from the lowest range to the highest. Defined in 8.1.1.

✓ Real difference · large

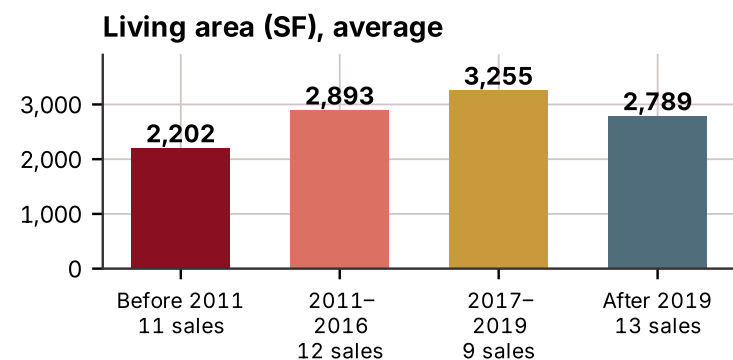
5.4 Homes built after 2019 sell for about \$33 per SF (20%) more than homes built before 2011



The average is **\$203 per SF** for homes built after 2019 and **\$170 per SF** for homes built before 2011. It does not move in a straight line; homes built after 2019 are highest. Defined in 8.1.2.

✓ **Real difference · large**

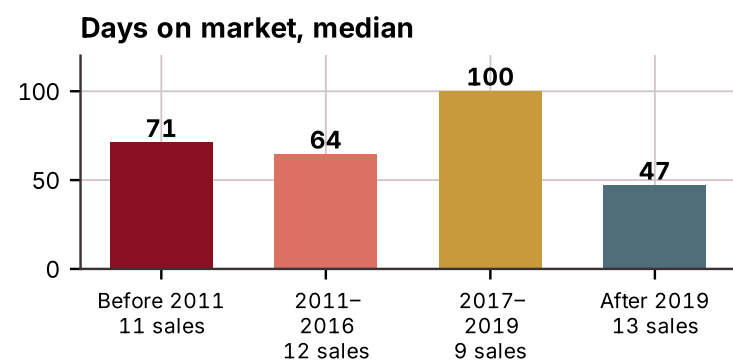
5.5 Homes built after 2019 are about 590 SF (27%) larger than homes built before 2011



The average is **2,789 SF** for homes built after 2019 and **2,202 SF** for homes built before 2011. It does not move in a straight line; homes built 2017–2019 are highest. Defined in 8.1.3.

✓ **Real difference · large**

5.6 Days on market: no clear difference

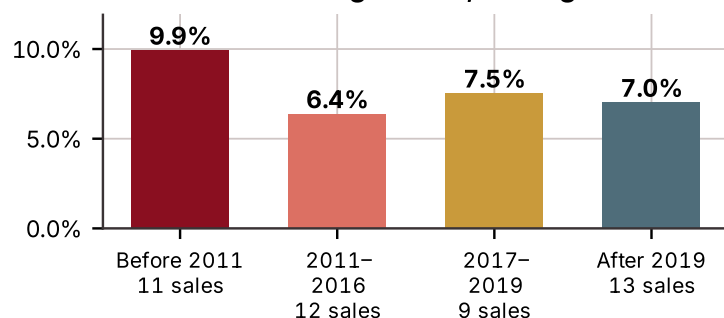


The median is **47 days** for homes built after 2019 and **71 days** for homes built before 2011. It does not move in a straight line; homes built 2017–2019 are highest. Defined in 8.1.5.

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

5.7 Discount from original list: no clear difference

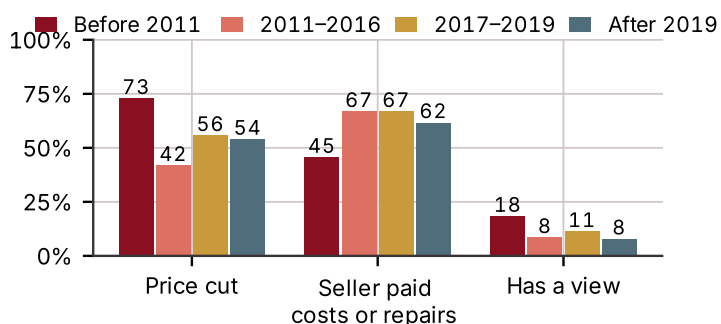
Discount from original list, average



The average is 7.0% for homes built after 2019 and 9.9% for homes built before 2011. It does not move in a straight line; homes built before 2011 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.

- 54% of homes built after 2019 had a price cut before sale, against 73% of homes built before 2011. Defined in 8.1.7.
- 62% of homes built after 2019 had the seller pay closing costs or repairs, against 45% of homes built before 2011. Defined in 8.1.8.
- 8% of homes built after 2019 have a view, against 18% of homes built before 2011. 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 2011 11 sales	2011-2016 12 sales	2017-2019 9 sales	After 2019 13 sales	All 45 sales	Real difference?
Net sale price average	\$369,739	\$505,102	\$552,021	\$565,435	\$498,827	✓ large
Net price per SF average	\$170	\$177	\$171	\$203	\$182	✓ large
Living area average	2,202	2,893	3,255	2,789	2,767	✓ large
Year built median	2006	2014	2018	2020	2016	by design

5.10 The numbers: selling

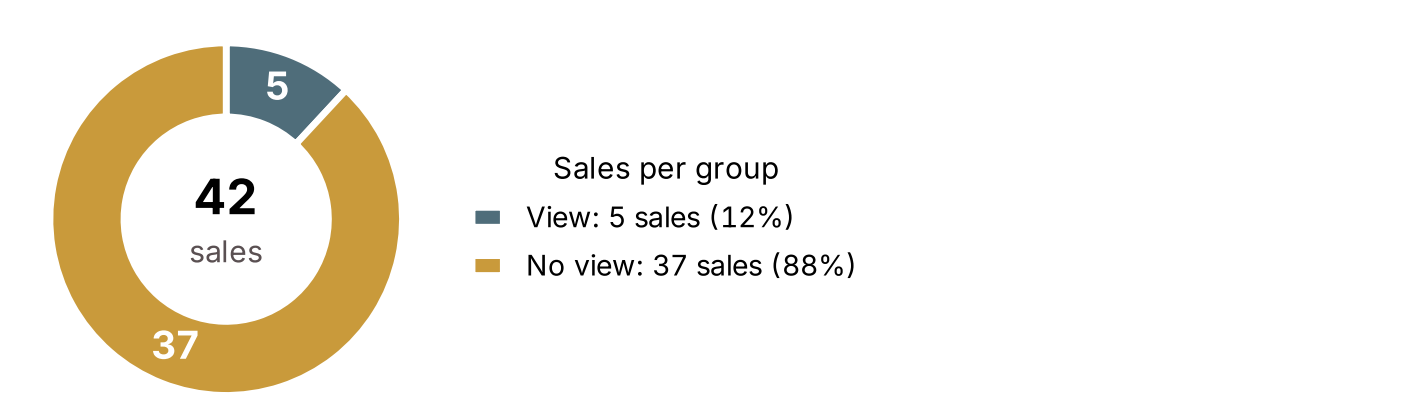
	Before 2011 11 sales	2011–2016 12 sales	2017–2019 9 sales	After 2019 13 sales	All 45 sales	Real difference?
Days on market median	71	64	100	47	58	unclear
Discount from original list average	9.9%	6.4%	7.5%	7.0%	7.7%	unclear
Price cut before sale	73%	42%	56%	54%	56%	unclear
Seller paid closing costs or repairs	45%	67%	67%	62%	60%	unclear
Has a view	18%	8%	11%	8%	11%	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.

6. View and no view

Resale homes · 45 sales · October 29, 2025 – October 28, 2026

Sales where the MLS lists a view (greenbelt or park, trees, golf course, hill country, water and similar) against those listing none or only the neighborhood. 3 sales whose MLS view entry is only "See Remarks" are left out.



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

6.1 Key differences

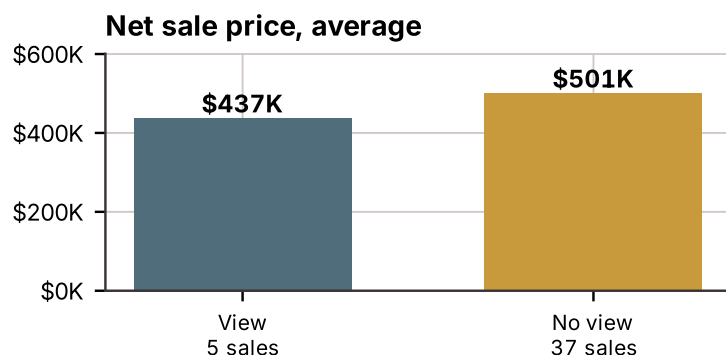
The top group against the bottom group: no measure differs enough to rule out chance.

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	\$437K	\$501K	unclear
Net price per SF	\$188 per SF	\$181 per SF	unclear
Living area	2,334 SF	2,786 SF	unclear
Year built	2011	2016	unclear
Days on market	52 days	58 days	unclear
Discount from original list	7.9%	7.6%	unclear
Price cut before sale	80%	54%	unclear
Seller paid closing costs or repairs	80%	59%	unclear

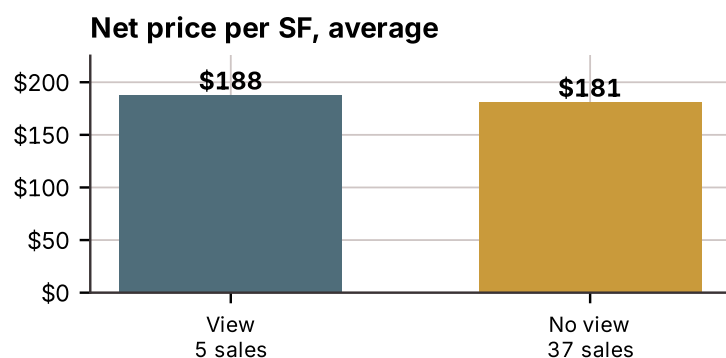
6.3 Net sale price: no clear difference



The average is **\$437K** for homes with a view and **\$501K** for homes without a view. Defined in 8.1.1.

– No clear difference · could be chance

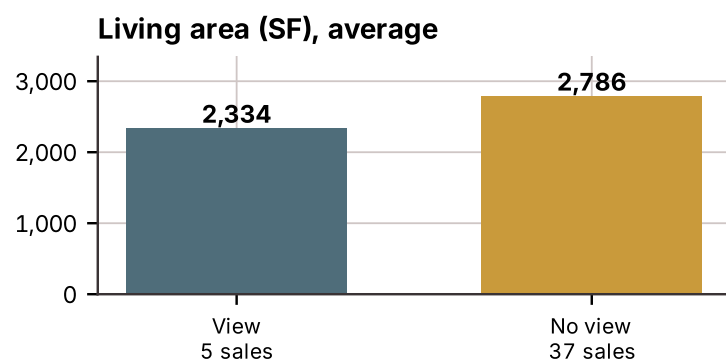
6.4 Net price per SF: no clear difference



The average is **\$188 per SF** for homes with a view and **\$181 per SF** for homes without a view. Defined in 8.1.2.

– No clear difference · could be chance

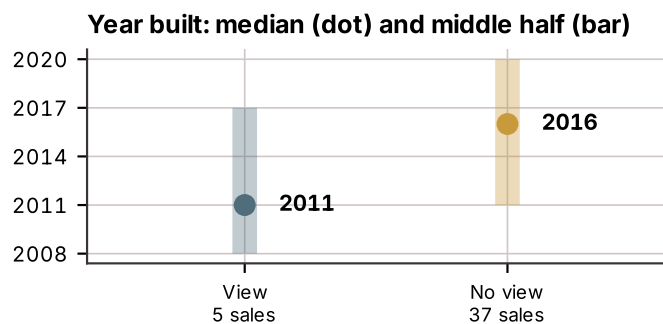
6.5 Living area: no clear difference



The average is **2,334 SF** for homes with a view and **2,786 SF** for homes without a view. Defined in 8.1.3.

– No clear difference · could be chance

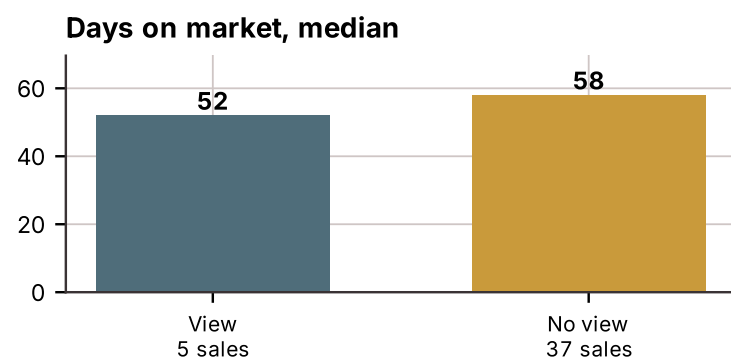
6.6 Year built: no clear difference



The median is **2011** for homes with a view and **2016** for homes without a view. Defined in 8.1.4.

– No clear difference · could be chance

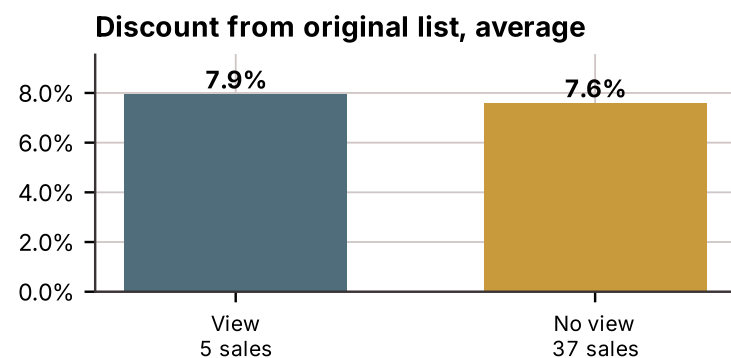
6.7 Days on market: no clear difference



The median is **52 days** for homes with a view and **58 days** for homes without a view. Defined in 8.1.5.

– No clear difference · could be chance

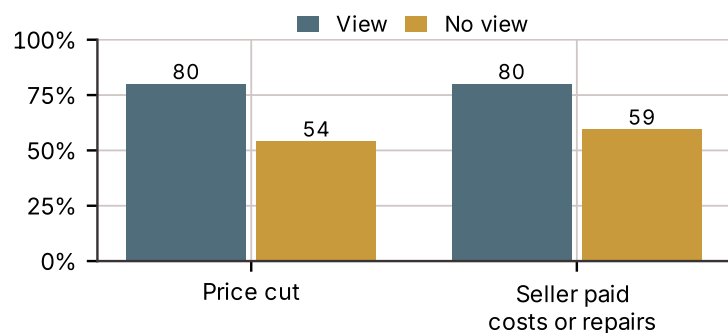
6.8 Discount from original list: no clear difference



The average is **7.9%** for homes with a view and **7.6%** for homes without a view. Defined in 8.1.6.

– No clear difference · could be chance

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



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

- 80% of homes with a view had a price cut before sale, against 54% of homes without a view. Defined in 8.1.7.
- 80% 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 37 sales	All 42 sales	Real difference?
Net sale price average	\$437,300	\$500,545	\$493,016	unclear
Net price per SF average	\$188	\$181	\$182	unclear
Living area average	2,334	2,786	2,732	unclear
Year built median	2011	2016	2016	unclear

6.11 The numbers: selling

	View 5 sales	No view 37 sales	All 42 sales	Real difference?
Days on market median	52	58	56	unclear
Discount from original list average	7.9%	7.6%	7.6%	unclear
Price cut before sale	80%	54%	57%	unclear
Seller paid closing costs or repairs	80%	59%	62%	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.

7. New construction

Basic statistics · 62 sales · October 29, 2025 – October 28, 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: 62 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 Blackhawk.

Measure	Average	Median
Sales		62
Net sale price	\$586,490	\$573,495
Net price per SF	\$207	\$206
Living area (SF)	2,852	2,900
Days on market	116	106
Discount from original list	7.7%	7.1%
Price cut before sale		69% of sales
Seller paid closing costs or repairs		42% 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".

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	$\text{Net} = \text{ClosePrice} - \text{ACTRIS_BuyersCIsGCostPdbYSell} - \text{ACTRIS_RepairsAmount}$ (a blank counts as \$0). Summarized by the arithmetic mean in the slices.
The data	45 resale sales. Average \$498,827; median \$515,000; standard deviation \$127,233; middle half (25th–75th percentile) \$384,750–\$572,000; lowest \$242,750, highest \$965,000. 27 sales had a seller payment; their median payment was \$5,500.

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	$\text{psf} = \text{Net} \div \text{LivingArea}$, per sale; summarized by the mean of the per - sale ratios.
The data	45 resale sales. Average \$182; median \$186; standard deviation \$24; middle half (25th–75th percentile) \$169–\$198; lowest \$135, highest \$230.

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	45 resale sales. Average 2,767; median 2,738; standard deviation 704; middle half (25th–75th percentile) 2,358–2,996; lowest 1,526, highest 4,689.

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	45 resale sales. Average 2015; median 2016; standard deviation 6; middle half (25th–75th percentile) 2011–2020; lowest 2000, highest 2023.

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	$CDOM = \max(\text{CumulativeDaysOnMarket}, \text{DaysOnMarket}, \text{PurchaseContractDate} - \text{ListingContractDate})$. 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	45 resale sales. Average 88; median 58; standard deviation 76; middle half (25th–75th percentile) 31–136; lowest 2, highest 284. 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	$\text{Discount \%} = (\text{OriginalListPrice} - \text{Net}) \div \text{OriginalListPrice} \times 100$, per sale; summarized by the mean.
The data	45 resale sales. Average 7.7%; median 5.1%; standard deviation 7.1%; middle half (25th–75th percentile) 2.9%–8.4%; lowest –0.2%, highest 29.6%. 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: $\text{ListPrice at close} < \text{OriginalListPrice}$. Reported as the share of sales (%).
The data	25 of 45 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: $\text{ACTRIS_BuyersClsgCostPdbysell} + \text{ACTRIS_RepairsAmount} > 0$. Reported as the share of sales (%).
The data	27 of 45 resale sales (60.0%).

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, 37 without, 3 unclassified. Most common View entries: None 25, Neighborhood 12, See Remarks 3, Pond 3, Park/Greenbelt 3, Pool 1, Creek/Stream 1, Panoramic 1.

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	Bridge Interactive RESO Web API (OData), ABOR dataset, every field returned. Filter: StandardStatus = Closed, PropertyType = Residential, City = Pflugerville, SubdivisionName contains any of "blackhawk", "park at blackhawk", "grove at blackhawk", "park at blackhawk vi", "park at blackhawk ii", "the park at blackhawk", "lakeside at blackhawk iii", "lakeside at blackhawk ii" (case-insensitive). A record is kept when its subdivision name belongs to the Blackhawk family, the same rule comparable sales use (it includes Park at Blackhawk, Grove at Blackhawk, Park At Blackhawk Vi Sec 1 The, Park At Blackhawk li Ph 3B Th, The Park at Blackhawk, Lakeside At Blackhawk li Ph 2, proven adjacent and priced alike).
The data	Pulled October 29, 2026: 107 closed Blackhawk records over the prior year, in ZIP 78660. 22 subdivision spellings kept, the most common: Blackhawk (43); Grove at Blackhawk (28); Park at Blackhawk (4); The Park at Blackhawk (4); Park At Blackhawk (3); Park At Blackhawk Sec 05 (3); Park At Blackhawk Vi Sec 1 The (3); Park At Blackhawk 4 (3); Lakeside At Blackhawk li Ph 2 (2); Park At Blackhawk 06 Sec 01 The (2); Park At Blackhawk Sec 06 The (1); Park At Blackhawk li Ph 3B Th (1); and 10 more (10 records). Names found by the search but not part of Blackhawk, left out: Meadows Blackhawk Ph 06 (5); Meadows Blackhawk Ph 01 (5); Meadows Blackhawk Ph 05 (4); Fairways Blackhawk Ph 04 (3); Park At Blackhawk lv Ph 6A (3); Fairways Of Blackhawk Ph 5A (3); Meadows Blackhawk Ph 02 (2); Lakeside At Blackhawk Sec 02 (2); Lakeside at Blackhawk (2); Park At Blackhawk Vii Sec 1A T (2); Ridge at Blackhawk (2); The Groves at Blackhawk (2); Lakeside At Blackhawk 02 Ph 1A (1); Lakeside/Blackhawk li Ph I B (1); Ridge at Blackhawk Ph 1 Sec 2 (1); Fairways Blackhawk (1); Park/Blackhawk 6 Sec 5 (1); MEADOWS OF BLACKHAWK PHS 1 (1); Park/Blackhawk Vii Sec 3 (1); Meadows Of Blackhawk Ph 08 (1); Fairways Of Blackhawk Ph 5a (1); Lakeside At Blackhawk (1); Park/Blackhawk 06 Sec U (1); Park/Blackhawk lv Ph 3 (1); Fairways Blackhawk Ph 1 - A (1); Meadows of Blackhawk (1); Park/Blackhawk lii Sec 2 (1); Lakeside At Blackhawk Sec 04 (1); Ridge/Blackhawk Ph 1 Sec 1 (1); Fairways Blackhawk Ph 03 - A (1); Trails at Blackhawk (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 23 resale sales here (under 80), so the full year is used.
Statistically	CloseDate from October 29, 2025 to October 28, 2026 inclusive.
The data	107 single-family sales in the window: 45 resale, 62 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	45 resale; 62 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.

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 \$385K".
Statistically	Sort by the slicing variable; cut k sits at $\text{round}(nk/4)$, $k = 1 \dots 3$. 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 \$385K: \$242,750–\$380,000 (11 sales); \$385K–\$496K: \$384,750–\$495,650 (11 sales); \$515K–\$572K: \$515,000–\$572,000 (12 sales); Over \$572K: \$575,000–\$965,000 (11 sales) Quartiles by living area: Under 2,358 SF: 1,526–2,127 SF (11 sales); 2,358–2,729 SF: 2,358–2,729 SF (11 sales); 2,738–2,996 SF: 2,738–2,996 SF (12 sales); Over 2,996 SF: 3,048–4,689 SF (11 sales) Quartiles by year built: Before 2011: 2000–2008 (11 sales); 2011–2016: 2011–2016 (12 sales); 2017–2019: 2017–2019 (9 sales); After 2019: 2020–2023 (13 sales) View and no view: View: MLS lists a view (5 sales); No view: None or Neighborhood (37 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 $\bar{x} = (1/n) \sum x_i$; 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 \$498,827, median \$515,000. Days on market: average 88, 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	$H = [12/(n(n+1))] \sum R_j^2/n_j - 3(n+1)$, compared with χ^2 on $k - 1$ degrees of freedom (Kruskal & Wallis, 1952). Effect size $\epsilon^2 = H/(n - 1)$: $\geq .01$ small, $\geq .06$ medium, $\geq .14$ 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_1n_2) $: $\geq .10$ small, $\geq .30$ medium, $\geq .50$ 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 $2 \times k$ table of counts, no continuity correction (Pearson, 1900). Effect size Cramér's $V = \sqrt{(\chi^2/n)}: \geq .10$ small, $\geq .30$ medium, $\geq .50$ large (Cramér, 1946).
The data	Run on the three shares in every slice; results in 8.3.

8.2.10 Real difference (significance)

In simple terms	"Real difference" means a gap this large would be very unlikely if the groups were really alike. Because many measures are checked in each slice, the bar is set higher than usual.
Statistically	Significant when $p < 0.05 \div m$, where m is the number of measures tested in that slice (Bonferroni; Dunn, 1961). The slicing variable itself differs by design and is not tested.
The data	Quartiles by net sale price: $m = 8$, threshold $p < 0.0063$; Quartiles by living area: $m = 8$, threshold $p < 0.0063$; Quartiles by year built: $m = 8$, threshold $p < 0.0063$; View and no view: $m = 8$, threshold $p < 0.0063$

8.2.11 Size of a difference

In simple terms	A difference can be real but small. The size word (small, medium, large) says how much the groups pull apart.
Statistically	ϵ^2 for Kruskal-Wallis, rank-biserial r for Mann-Whitney, Cramér's V for chi-square, with the thresholds above; below the small threshold the size is "negligible".
The data	6 real differences across the four slices; sizes are listed in 8.3.

8.2.12 Rounding in the text

In simple terms	Headings and sentences round figures so they read easily; the tables at the end of each section give them in full.
Statistically	Prices in headings round to the nearest \$1K; price per SF and days on market to the nearest whole number; living area to the nearest 10 SF; shares and percentage gaps to whole percents.
The data	Days on market is always shown in days.

8.3 Test results

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

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 = 3.32	3	0.3448	p < 0.0063	Unclear	$\epsilon^2 = 0.075$	medium
Living area	Kruskal-Wallis	H = 30.26	3	< 0.0001	p < 0.0063	Yes	$\epsilon^2 = 0.688$	large
Year built	Kruskal-Wallis	H = 17.82	3	0.0005	p < 0.0063	Yes	$\epsilon^2 = 0.405$	large
Days on market	Kruskal-Wallis	H = 0.23	3	0.9729	p < 0.0063	Unclear	$\epsilon^2 = 0.005$	negligible
Discount from original list	Kruskal-Wallis	H = 1.77	3	0.6214	p < 0.0063	Unclear	$\epsilon^2 = 0.040$	small
Price cut before sale	Chi-square	$\chi^2 = 5.94$	3	0.1145	p < 0.0063	Unclear	Cramér's V = 0.363	medium
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 0.27$	3	0.9653	p < 0.0063	Unclear	Cramér's V = 0.078	negligible
Has a view	Chi-square	$\chi^2 = 2.58$	3	0.4606	p < 0.0063	Unclear	Cramér's V = 0.240	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 = 33.21	3	< 0.0001	p < 0.0063	Yes	$\epsilon^2 = 0.755$	large
Net price per SF	Kruskal-Wallis	H = 5.52	3	0.1376	p < 0.0063	Unclear	$\epsilon^2 = 0.125$	medium
Year built	Kruskal-Wallis	H = 7.27	3	0.0637	p < 0.0063	Unclear	$\epsilon^2 = 0.165$	large
Days on market	Kruskal-Wallis	H = 1.40	3	0.7049	p < 0.0063	Unclear	$\epsilon^2 = 0.032$	small
Discount from original list	Kruskal-Wallis	H = 2.53	3	0.4705	p < 0.0063	Unclear	$\epsilon^2 = 0.057$	small
Price cut before sale	Chi-square	$\chi^2 = 7.91$	3	0.0480	p < 0.0063	Unclear	Cramér's V = 0.419	medium
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 2.95$	3	0.3987	p < 0.0063	Unclear	Cramér's V = 0.256	small
Has a view	Chi-square	$\chi^2 = 2.58$	3	0.4606	p < 0.0063	Unclear	Cramér's V = 0.240	small

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 = 18.44	3	0.0004	p < 0.0063	Yes	$\epsilon^2 = 0.419$	large
Net price per SF	Kruskal-Wallis	H = 16.90	3	0.0007	p < 0.0063	Yes	$\epsilon^2 = 0.384$	large
Living area	Kruskal-Wallis	H = 15.13	3	0.0017	p < 0.0063	Yes	$\epsilon^2 = 0.344$	large
Days on market	Kruskal-Wallis	H = 0.92	3	0.8197	p < 0.0063	Unclear	$\epsilon^2 = 0.021$	small
Discount from original list	Kruskal-Wallis	H = 1.82	3	0.6103	p < 0.0063	Unclear	$\epsilon^2 = 0.041$	small
Price cut before sale	Chi-square	$\chi^2 = 2.27$	3	0.5190	p < 0.0063	Unclear	Cramér's V = 0.224	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 1.37$	3	0.7123	p < 0.0063	Unclear	Cramér's V = 0.175	small
Has a view	Chi-square	$\chi^2 = 0.80$	3	0.8484	p < 0.0063	Unclear	Cramér's V = 0.134	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 = 59.50	—	0.2068	p < 0.0063	Unclear	rank-biserial r = 0.357	medium
Net price per SF	Mann-Whitney U	U = 92.00	—	1.0000	p < 0.0063	Unclear	rank-biserial r = 0.005	negligible
Living area	Mann-Whitney U	U = 53.00	—	0.1330	p < 0.0063	Unclear	rank-biserial r = 0.427	medium
Year built	Mann-Whitney U	U = 75.00	—	0.5076	p < 0.0063	Unclear	rank-biserial r = 0.189	small
Days on market	Mann-Whitney U	U = 85.00	—	0.7857	p < 0.0063	Unclear	rank-biserial r = 0.081	negligible
Discount from original list	Mann-Whitney U	U = 110.00	—	0.5205	p < 0.0063	Unclear	rank-biserial r = 0.189	small
Price cut before sale	Chi-square	$\chi^2 = 1.21$	1	0.2712	p < 0.0063	Unclear	Cramér's V = 0.170	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 0.79$	1	0.3747	p < 0.0063	Unclear	Cramér's V = 0.137	small

8.4 Data notes

Left out of the analysis: 62 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 45 closed MLS resale sales; the 62 new - construction sales appear only in their own section, as basic statistics. Sale and listing data: ABOR MLS via secure APIs, pulled October 29, 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.