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Gaston - Sheldon

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 · 7:48 AM CDT

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

RESALE SALES, 365 DAYS

31

single-family resale homes

MEDIAN NET SALE PRICE

\$295,500

average \$297,458

MEDIAN NET PRICE PER SF

\$196

average \$193

MEDIAN DAYS ON MARKET

35 days

average 63 days

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1. Summary

Resale homes · 31 sales · October 29, 2025 – October 28, 2026

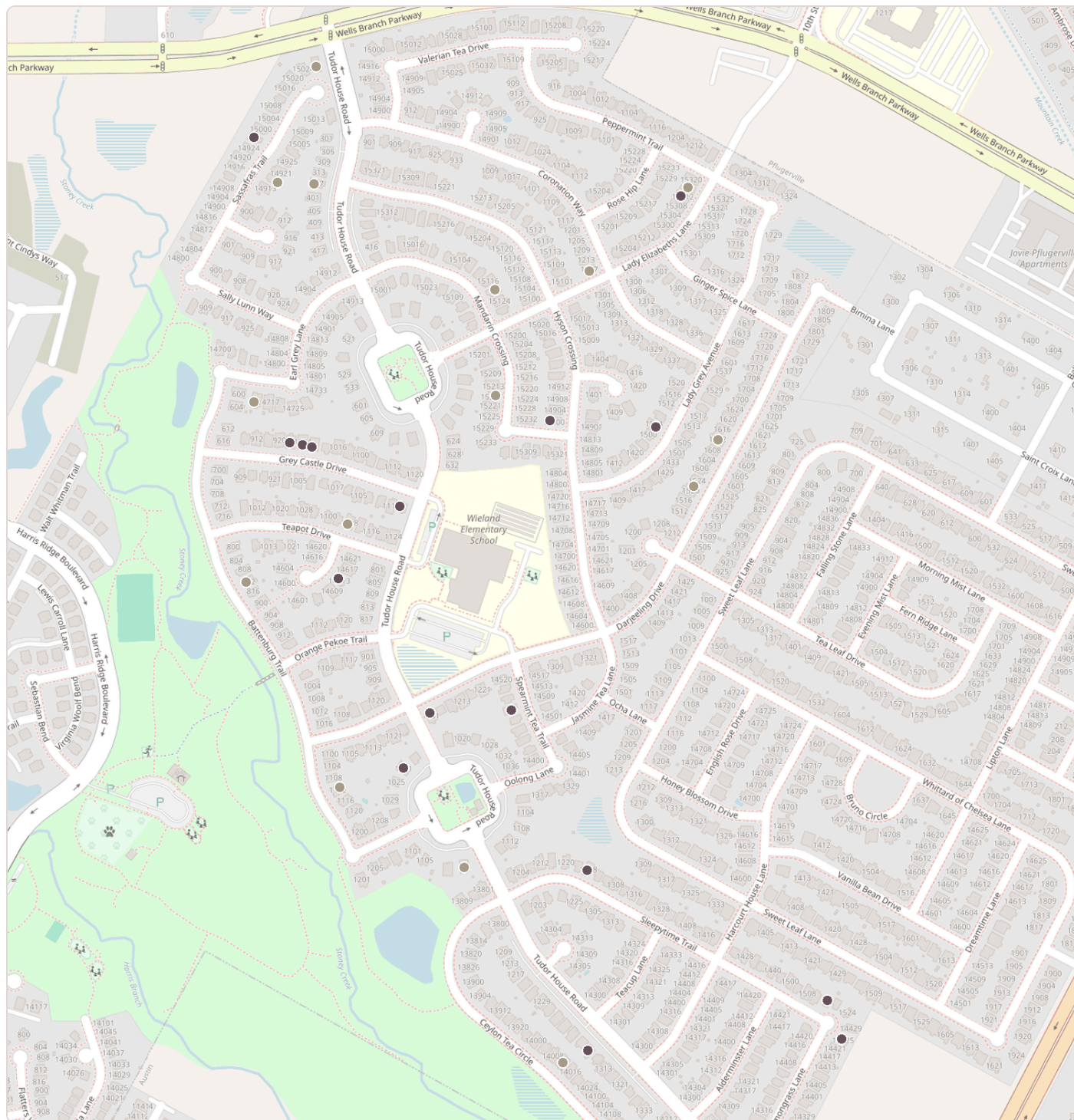
This study looks at the **31 resale homes** sold in Gaston-Sheldon in the **365 days** to October 28, 2026. A full year is used because only 20 resale homes sold in the last 180 days. New construction is left out and shown on its own in section 7. The homes are compared four ways: **by price, by living 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

31 resale homes · colored by price range

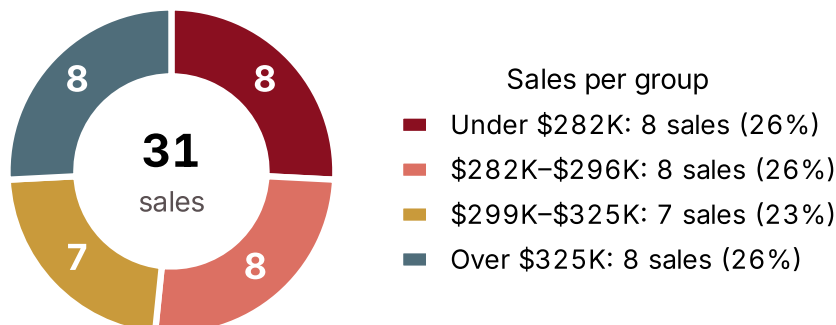
Each dot is one resale home, colored by its price range.



3. Quartiles by net sale price

Resale homes · 31 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 \$325K sell about 12 percentage points closer to their first asking price than homes under \$282K.

3.1 Key differences

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

■ Under \$282K ■ \$282K–\$296K ■ \$299K–\$325K ■ Over \$325K

Higher-priced homes Over \$325K

- Sell closer to their first asking price.

Lower-priced homes Under \$282K

- Sell further below their first asking price.

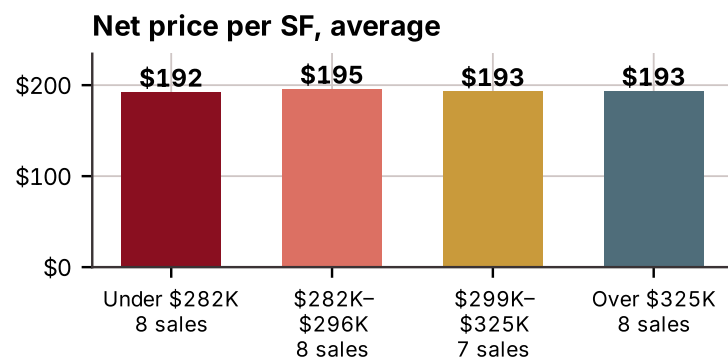
3.2 At a glance

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 \$282K	\$282K–\$296K	\$299K–\$325K	Over \$325K	Real difference?
Net price per SF	\$192 per SF	\$195 per SF	\$193 per SF	\$193 per SF	unclear
Living area	1,369 SF	1,513 SF	1,634 SF	1,745 SF	unclear
Year built	2003	2004	2003	2003	unclear
Days on market	87 days	44 days	33 days	16 days	unclear
Discount from original list	13.3% Biggest	5.8%	5.6%	1.6% Smallest	✓ large
Price cut before sale	88%	62%	43%	12%	unclear
Seller paid closing costs or repairs	88%	100%	86%	50%	unclear
Has a view	38%	25%	14%	25%	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.

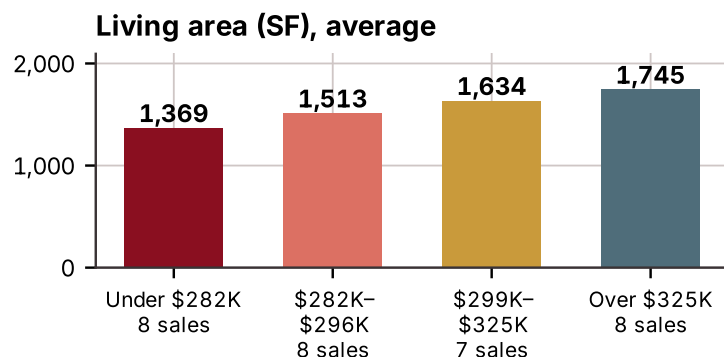
3.3 Net price per SF: no clear difference



The average is **\$193 per SF** for homes over \$325K and **\$192 per SF** for homes under \$282K. It does not move in a straight line; homes \$282K–\$296K are highest. Defined in 8.1.2.

– No clear difference · could be chance

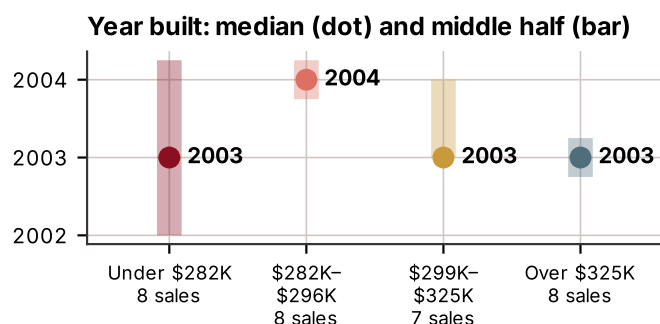
3.4 Living area: no clear difference



The average is **1,745 SF** for homes over \$325K and **1,369 SF** for homes under \$282K. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

– No clear difference · could be chance

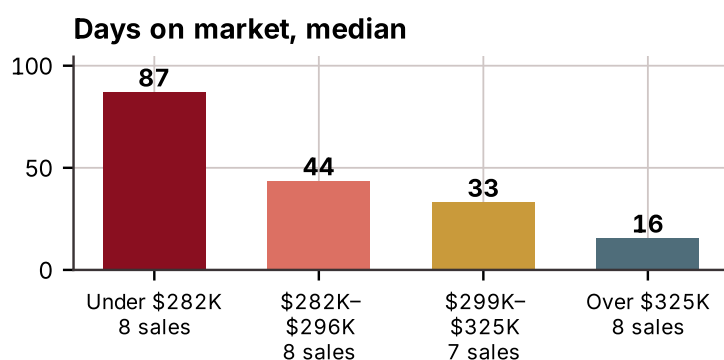
3.5 Year built: no clear difference



The median is **2003** for homes over \$325K and **2003** for homes under \$282K. It does not move in a straight line; homes \$282K-\$296K are highest. Defined in 8.1.4.

– No clear difference · could be chance

3.6 Days on market: no clear difference

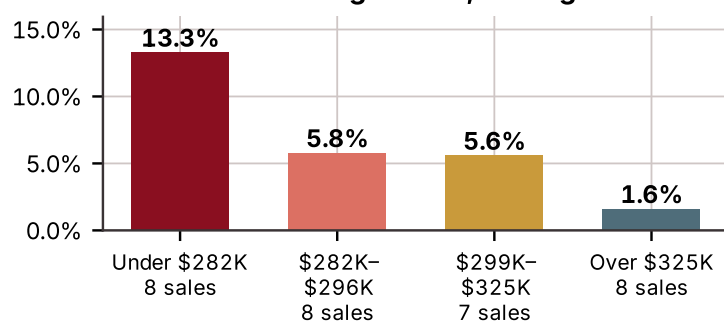


The median is **16 days** for homes over \$325K and **87 days** for homes under \$282K. It falls step by step from the lowest range to the highest. Defined in 8.1.5.

– No clear difference · could be chance

3.7 Homes over \$325K sell about 12 percentage points closer to their first asking price than homes under \$282K

Discount from original list, average

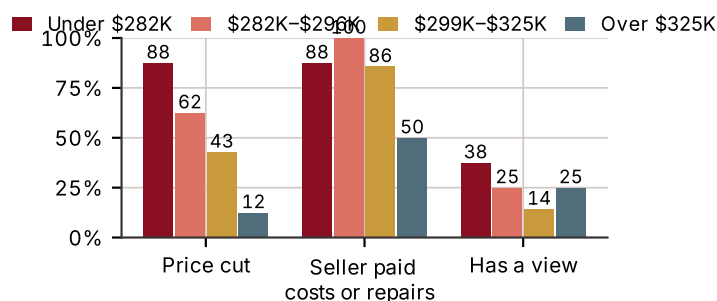


The average is 1.6% for homes over \$325K and 13.3% for homes under \$282K. It falls step by step from the lowest range to the highest.

Defined in 8.1.6.

✓ Real difference · large

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.

- 12% of homes over \$325K had a price cut before sale, against 88% of homes under \$282K. Defined in 8.1.7.
- 50% of homes over \$325K had the seller pay closing costs or repairs, against 88% of homes under \$282K. Defined in 8.1.8.
- 25% of homes over \$325K have a view, against 38% of homes under \$282K. 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 \$282K 8 sales	\$282K-\$296K 8 sales	\$299K-\$325K 7 sales	Over \$325K 8 sales	All 31 sales	Real difference?
Net sale price average	\$256,804	\$290,218	\$307,418	\$336,638	\$297,458	by design
Net price per SF average	\$192	\$195	\$193	\$193	\$193	unclear
Living area average	1,369	1,513	1,634	1,745	1,563	unclear
Year built median	2003	2004	2003	2003	2003	unclear

3.10 The numbers: selling

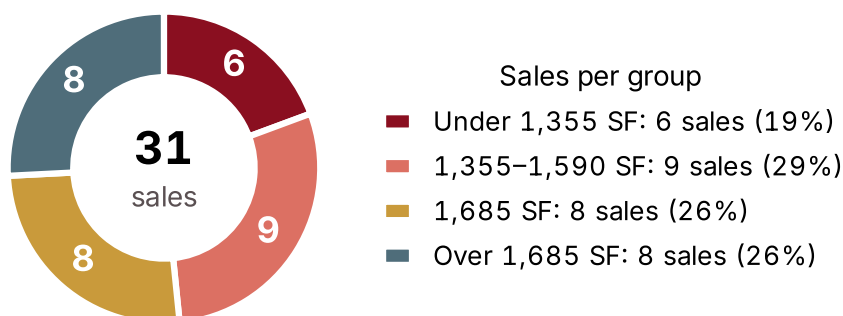
	Under \$282K 8 sales	\$282K– \$296K 8 sales	\$299K– \$325K 7 sales	Over \$325K 8 sales	All 31 sales	Real difference?
Days on market median	87	44	33	16	35	unclear
Discount from original list average	13.3%	5.8%	5.6%	1.6%	6.6%	✓ large
Price cut before sale	88%	62%	43%	12%	52%	unclear
Seller paid closing costs or repairs	88%	100%	86%	50%	81%	unclear
Has a view	38%	25%	14%	25%	26%	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 · 31 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 1,685 SF sell for about \$52 per SF (23%) less than homes under 1,355 SF.

4.1 Key differences

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

■ Under 1,355 SF ■ 1,355–1,590 SF ■ 1,685 SF ■ Over 1,685 SF

Larger homes Over 1,685 SF

- Sell for less per square foot.

Smaller homes Under 1,355 SF

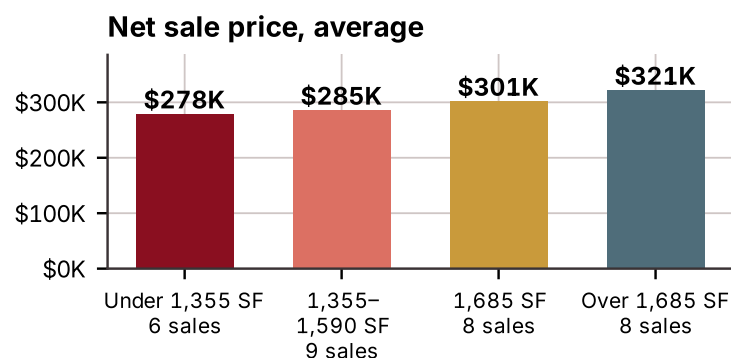
- Sell for more per square foot.

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 1,355 SF	1,355–1,590 SF	1,685 SF	Over 1,685 SF	Real difference?
Net sale price	\$278K	\$285K	\$301K	\$321K	unclear
Net price per SF	\$228 per SF Highest	\$199 per SF	\$179 per SF	\$176 per SF Lowest	✓ large
Year built	2004	2003	2003	2004	unclear
Days on market	66 days	35 days	29 days	22 days	unclear
Discount from original list	6.1%	7.7%	8.4%	4.0%	unclear
Price cut before sale	83%	44%	50%	38%	unclear
Seller paid closing costs or repairs	67%	100%	88%	62%	unclear
Has a view	50%	22%	25%	12%	unclear

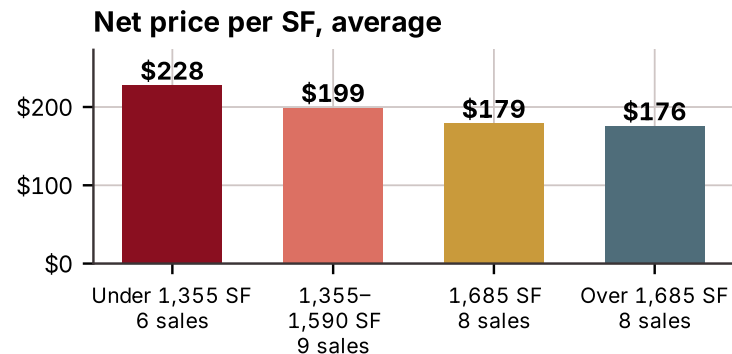
4.3 Net sale price: no clear difference



The average is **\$321K** for homes over 1,685 SF and **\$278K** for homes under 1,355 SF. It rises step by step from the lowest range to the highest. Defined in 8.1.1.

– No clear difference · could be chance

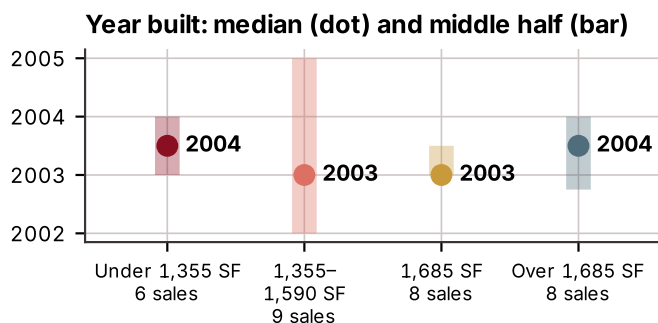
4.4 Homes over 1,685 SF sell for about \$52 per SF (23%) less than homes under 1,355 SF



The average is **\$176 per SF** for homes over 1,685 SF and **\$228 per SF** for homes under 1,355 SF. It falls step by step from the lowest range to the highest. Defined in 8.1.2.

✓ **Real difference · large**

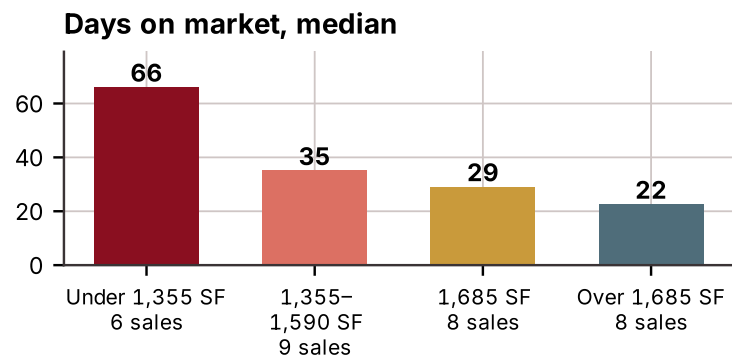
4.5 Year built: no clear difference



The median is **2004** for homes over 1,685 SF and **2004** for homes under 1,355 SF. It does not move in a straight line; homes under 1,355 SF are highest. Defined in 8.1.4.

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

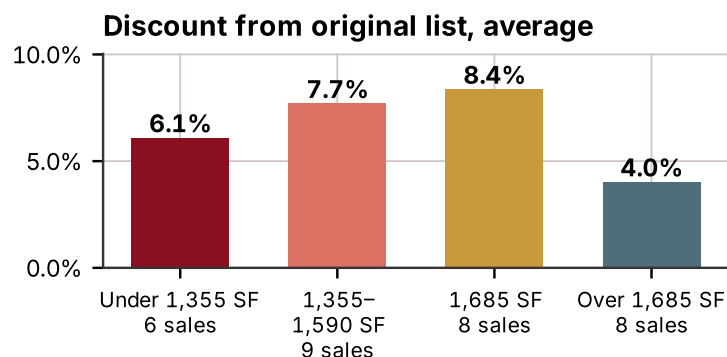
4.6 Days on market: no clear difference



The median is **22 days** for homes over 1,685 SF and **66 days** for homes under 1,355 SF. It falls step by step from the lowest range to the highest. Defined in 8.1.5.

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

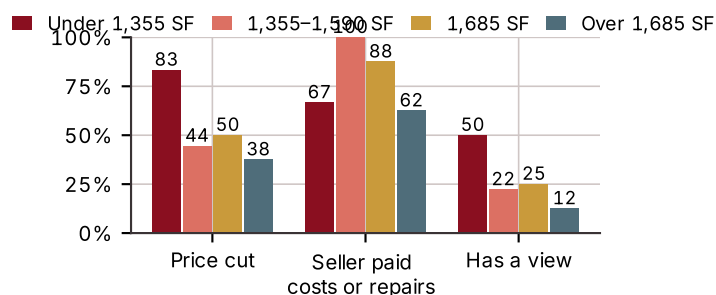
4.7 Discount from original list: no clear difference



The average is **4.0%** for homes over 1,685 SF and **6.1%** for homes under 1,355 SF. It does not move in a straight line; homes 1,685 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.

- 38% of homes over 1,685 SF had a price cut before sale, against 83% of homes under 1,355 SF. Defined in 8.1.7.
- 62% of homes over 1,685 SF had the seller pay closing costs or repairs, against 67% of homes under 1,355 SF. Defined in 8.1.8.
- 12% of homes over 1,685 SF have a view, against 50% of homes under 1,355 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 1,355 SF 6 sales	1,355–1,590 SF 9 sales	1,685 SF 8 sales	Over 1,685 SF 8 sales	All 31 sales	Real difference?
Net sale price average	\$278,498	\$285,291	\$301,440	\$321,385	\$297,458	unclear
Net price per SF average	\$228	\$199	\$179	\$176	\$193	✓ large
Living area average	1,226	1,437	1,685	1,836	1,563	by design
Year built median	2004	2003	2003	2004	2003	unclear

4.10 The numbers: selling

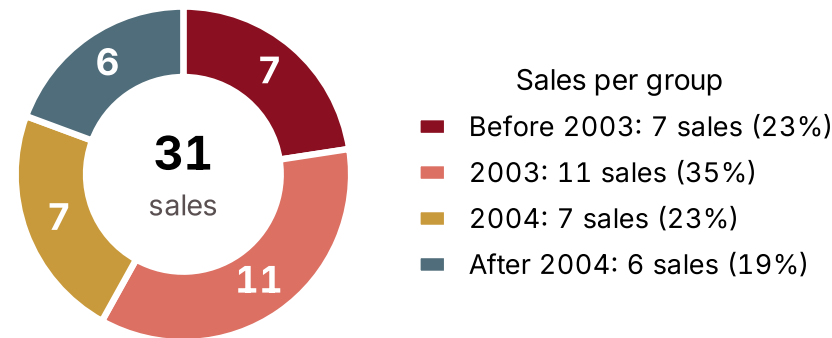
	Under 1,355 SF 6 sales	1,355–1,590 SF 9 sales	1,685 SF 8 sales	Over 1,685 SF 8 sales	All 31 sales	Real difference?
Days on market median	66	35	29	22	35	unclear
Discount from original list average	6.1%	7.7%	8.4%	4.0%	6.6%	unclear
Price cut before sale	83%	44%	50%	38%	52%	unclear
Seller paid closing costs or repairs	67%	100%	88%	62%	81%	unclear
Has a view	50%	22%	25%	12%	26%	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 · 31 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: no measure differs enough between the groups to rule out chance.

5.1 Key differences

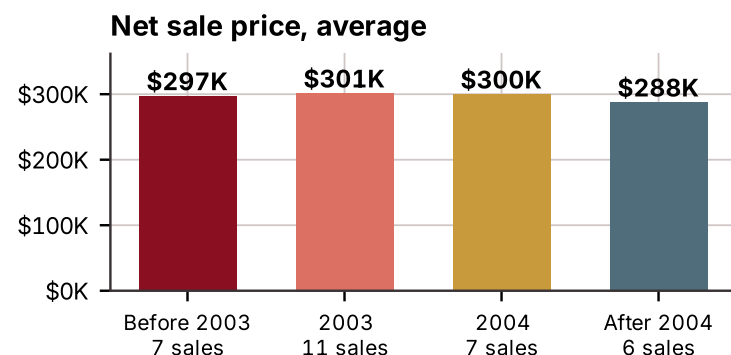
The top group against the bottom group: no measure differs enough to rule out chance.

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 2003	2003	2004	After 2004	Real difference?
Net sale price	\$297K	\$301K	\$300K	\$288K	unclear
Net price per SF	\$194 per SF	\$192 per SF	\$205 per SF	\$182 per SF	unclear
Living area	1,543 SF	1,602 SF	1,494 SF	1,596 SF	unclear
Days on market	35 days	33 days	29 days	66 days	unclear
Discount from original list	5.6%	7.1%	5.2%	8.6%	unclear
Price cut before sale	43%	45%	57%	67%	unclear
Seller paid closing costs or repairs	86%	73%	71%	100%	unclear
Has a view	43%	27%	29%	0%	unclear

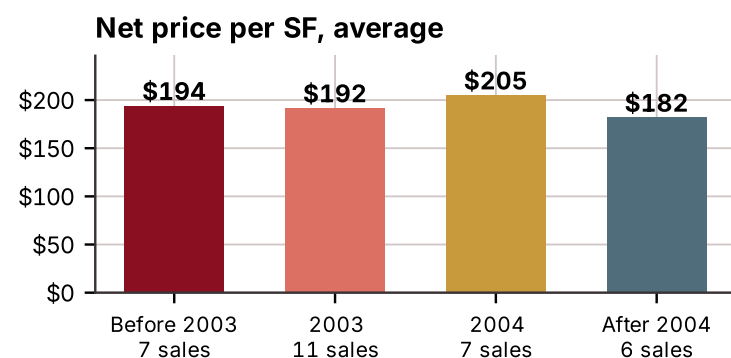
5.3 Net sale price: no clear difference



The average is **\$288K** for homes built after 2004 and **\$297K** for homes built before 2003. It does not move in a straight line; homes built 2003 are highest. Defined in 8.1.1.

– No clear difference · could be chance

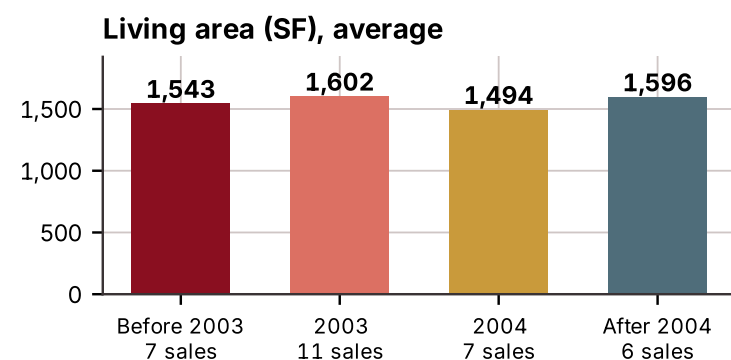
5.4 Net price per SF: no clear difference



The average is **\$182 per SF** for homes built after 2004 and **\$194 per SF** for homes built before 2003. It does not move in a straight line; homes built 2004 are highest. Defined in 8.1.2.

– No clear difference · could be chance

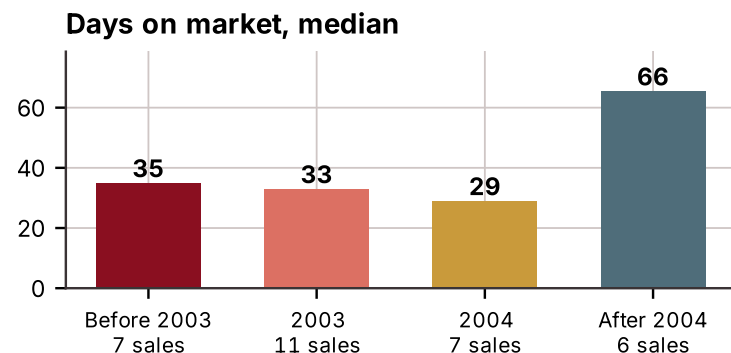
5.5 Living area: no clear difference



The average is **1,596 SF** for homes built after 2004 and **1,543 SF** for homes built before 2003. It does not move in a straight line; homes built 2003 are highest. Defined in 8.1.3.

– No clear difference · could be chance

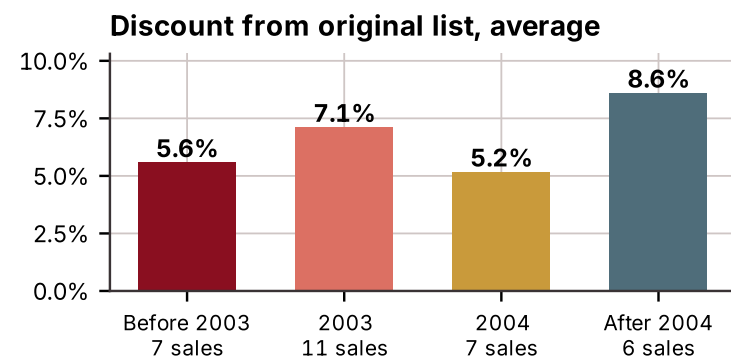
5.6 Days on market: no clear difference



The median is **66 days** for homes built after 2004 and **35 days** for homes built before 2003. It does not move in a straight line; homes built after 2004 are highest. Defined in 8.1.5.

– No clear difference · could be chance

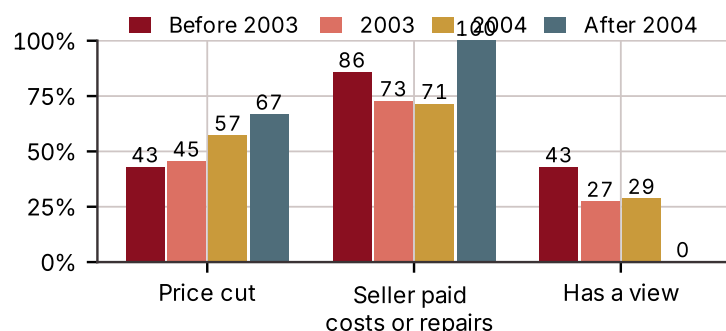
5.7 Discount from original list: no clear difference



The average is **8.6%** for homes built after 2004 and **5.6%** for homes built before 2003. It does not move in a straight line; homes built after 2004 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.

- 67% of homes built after 2004 had a price cut before sale, against 43% of homes built before 2003. Defined in 8.1.7.
- 100% of homes built after 2004 had the seller pay closing costs or repairs, against 86% of homes built before 2003. Defined in 8.1.8.
- 0% of homes built after 2004 have a view, against 43% of homes built before 2003. 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 2003 7 sales	2003 11 sales	2004 7 sales	After 2004 6 sales	All 31 sales	Real difference?
Net sale price average	\$297,270	\$301,423	\$299,854	\$287,615	\$297,458	unclear
Net price per SF average	\$194	\$192	\$205	\$182	\$193	unclear
Living area average	1,543	1,602	1,494	1,596	1,563	unclear
Year built median	2002	2003	2004	2005	2003	by design

5.10 The numbers: selling

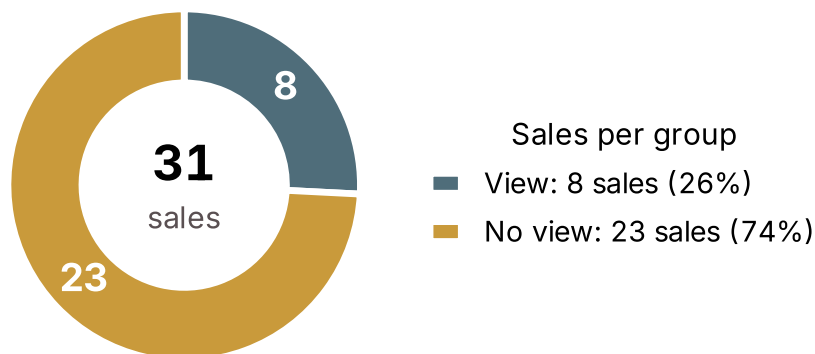
	Before 2003 7 sales	2003 11 sales	2004 7 sales	After 2004 6 sales	All 31 sales	Real difference?
Days on market median	35	33	29	66	35	unclear
Discount from original list average	5.6%	7.1%	5.2%	8.6%	6.6%	unclear
Price cut before sale	43%	45%	57%	67%	52%	unclear
Seller paid closing costs or repairs	86%	73%	71%	100%	81%	unclear
Has a view	43%	27%	29%	0%	26%	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 · 31 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.



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

6.1 Key differences

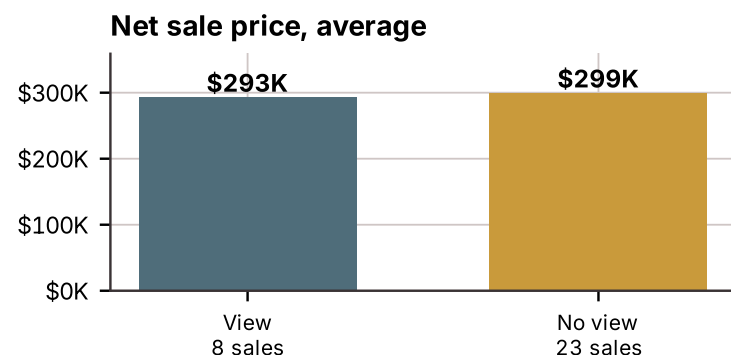
The top group against the bottom group: no measure differs enough to rule out chance.

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	\$293K	\$299K	unclear
Net price per SF	\$204 per SF	\$190 per SF	unclear
Living area	1,446 SF	1,604 SF	unclear
Year built	2003	2003	unclear
Days on market	76 days	33 days	unclear
Discount from original list	6.3%	6.7%	unclear
Price cut before sale	50%	52%	unclear
Seller paid closing costs or repairs	100%	74%	unclear

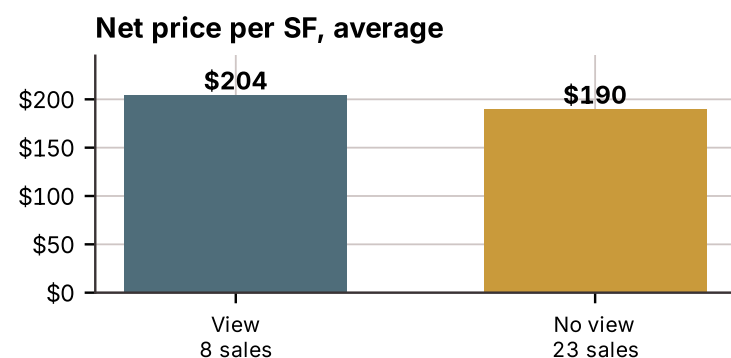
6.3 Net sale price: no clear difference



The average is **\$293K** for homes with a view and **\$299K** for homes without a view. Defined in 8.1.1.

– No clear difference · could be chance

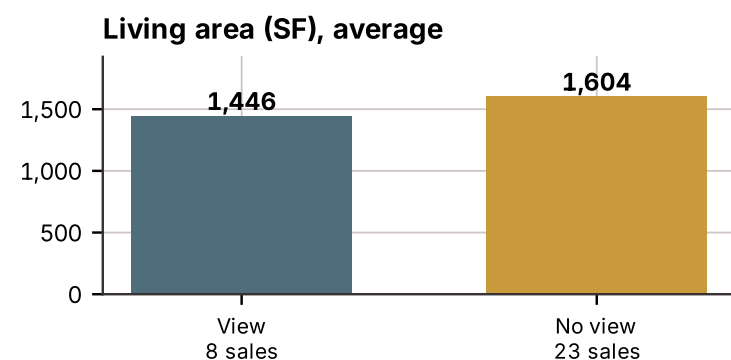
6.4 Net price per SF: no clear difference



The average is **\$204 per SF** for homes with a view and **\$190 per SF** for homes without a view. Defined in 8.1.2.

– No clear difference · could be chance

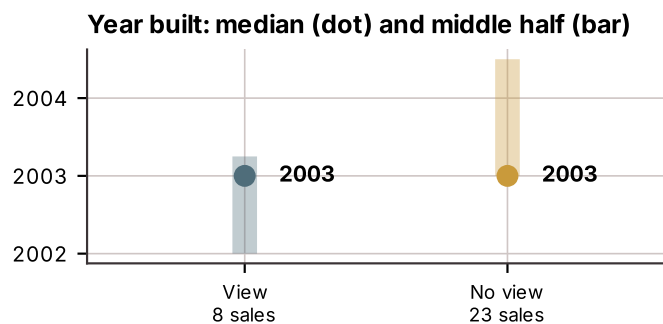
6.5 Living area: no clear difference



The average is **1,446 SF** for homes with a view and **1,604 SF** for homes without a view. Defined in 8.1.3.

– No clear difference · could be chance

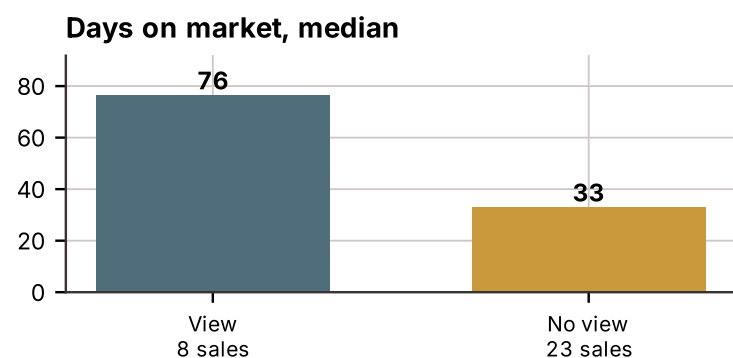
6.6 Year built: no clear difference



The median is **2003** for homes with a view and **2003** for homes without a view. Defined in 8.1.4.

– No clear difference · could be chance

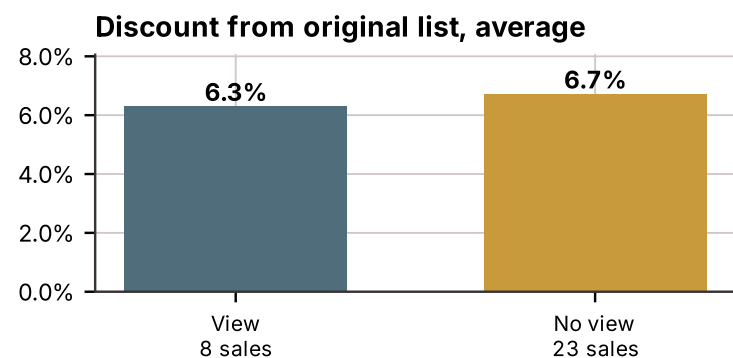
6.7 Days on market: no clear difference



The median is **76 days** for homes with a view and **33 days** for homes without a view. Defined in 8.1.5.

– No clear difference · could be chance

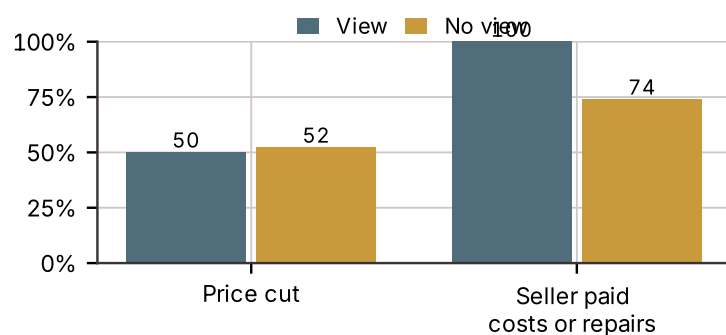
6.8 Discount from original list: no clear difference



The average is **6.3%** for homes with a view and **6.7%** 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.

- 50% of homes with a view had a price cut before sale, against 52% of homes without a view. Defined in 8.1.7.
- 100% of homes with a view had the seller pay closing costs or repairs, against 74% 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 8 sales	No view 23 sales	All 31 sales	Real difference?
Net sale price average	\$292,674	\$299,122	\$297,458	unclear
Net price per SF average	\$204	\$190	\$193	unclear
Living area average	1,446	1,604	1,563	unclear
Year built median	2003	2003	2003	unclear

6.11 The numbers: selling

	View 8 sales	No view 23 sales	All 31 sales	Real difference?
Days on market median	76	33	35	unclear
Discount from original list average	6.3%	6.7%	6.6%	unclear
Price cut before sale	50%	52%	52%	unclear
Seller paid closing costs or repairs	100%	74%	81%	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 · 0 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: 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 Gaston - Sheldon.

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".

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	$\text{Net} = \text{ClosePrice} - \text{ACTRIS_BuyersClsgCostPdbbySell} - \text{ACTRIS_RepairsAmount}$ (a blank counts as \$0). Summarized by the arithmetic mean in the slices.
The data	31 resale sales. Average \$297,458; median \$295,500; standard deviation \$33,169; middle half (25th–75th percentile) \$277,450–\$327,225; lowest \$188,700, highest \$345,400. 25 sales had a seller payment; their median payment was \$6,525.

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	31 resale sales. Average \$193; median \$196; standard deviation \$27; middle half (25th–75th percentile) \$176–\$209; lowest \$112, highest \$251.

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	31 resale sales. Average 1,563; median 1,685; standard deviation 244; middle half (25th–75th percentile) 1,355–1,696; lowest 1,167, highest 2,116.

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	31 resale sales. Average 2003; median 2003; standard deviation 1; middle half (25th–75th percentile) 2003–2004; lowest 2002, highest 2005.

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	31 resale sales. Average 63; median 35; standard deviation 73; middle half (25th–75th percentile) 16–87; lowest 3, highest 317. 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	31 resale sales. Average 6.6%; median 5.1%; standard deviation 6.7%; middle half (25th–75th percentile) 2.4%–9.2%; lowest –1.5%, highest 34.7%. 2 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	16 of 31 resale sales (51.6%).

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	25 of 31 resale sales (80.6%).

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	8 sales with a view, 23 without, 0 unclassified. Most common View entries: None 20, Neighborhood 7, Park/Greenbelt 4, Trees/Woods 2, Pool 1, See Remarks 1, Pond 1, City Lights 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 "gaston sheldon", "gaston - sheldon" (case - insensitive). A record is kept when its subdivision name belongs to the Gaston - Sheldon family, the same rule comparable sales use.
The data	Pulled October 29, 2026: 31 closed Gaston - Sheldon records over the prior year, in ZIP 78660. 7 subdivision spellings kept: Gaston - Sheldon Sec 03 (12); Gaston - Sheldon Sec 05 (6); Gaston - Sheldon Sec 02 (4); Gaston - Sheldon (3); Gaston - Sheldon Sec 04 (3); Gaston - Sheldon Sec 01 (2); Gaston - sheldon Subd Sec 1 (1). No other names were found by the search.

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 20 resale sales here (under 80), so the full year is used.
Statistically	CloseDate from October 29, 2025 to October 28, 2026 inclusive.
The data	31 single - family sales in the window: 31 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	31 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.

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 \$282K".
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	<p>Quartiles by net sale price: Under \$282K: \$188,700–\$273,400 (8 sales); \$282K–\$296K: \$281,500–\$295,500 (8 sales); \$299K–\$325K: \$299,000–\$324,950 (7 sales); Over \$325K: \$329,500–\$345,400 (8 sales)</p> <p>Quartiles by living area: Under 1,355 SF: 1,167–1,346 SF (6 sales); 1,355–1,590 SF: 1,355–1,590 SF (9 sales); 1,685 SF: 1,685–1,685 SF (8 sales); Over 1,685 SF: 1,708–2,116 SF (8 sales)</p> <p>Quartiles by year built: Before 2003: 2002–2002 (7 sales); 2003: 2003–2003 (11 sales); 2004: 2004–2004 (7 sales); After 2004: 2005–2005 (6 sales)</p> <p>View and no view: View: MLS lists a view (8 sales); No view: None or Neighborhood (23 sales)</p>

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 \$297,458, median \$295,500. Days on market: average 63, median 35: 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	2 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	$H = 0.17$	3	0.9825	$p < 0.0063$	Unclear	$\epsilon^2 = 0.006$	negligible
Living area	Kruskal-Wallis	$H = 10.79$	3	0.0129	$p < 0.0063$	Unclear	$\epsilon^2 = 0.360$	large
Year built	Kruskal-Wallis	$H = 3.03$	3	0.3874	$p < 0.0063$	Unclear	$\epsilon^2 = 0.101$	medium
Days on market	Kruskal-Wallis	$H = 10.67$	3	0.0136	$p < 0.0063$	Unclear	$\epsilon^2 = 0.356$	large
Discount from original list	Kruskal-Wallis	$H = 16.25$	3	0.0010	$p < 0.0063$	Yes	$\epsilon^2 = 0.542$	large
Price cut before sale	Chi-square	$\chi^2 = 9.62$	3	0.0221	$p < 0.0063$	Unclear	Cramér's $V = 0.557$	large
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 7.09$	3	0.0691	$p < 0.0063$	Unclear	Cramér's $V = 0.478$	medium
Has a view	Chi-square	$\chi^2 = 1.06$	3	0.7863	$p < 0.0063$	Unclear	Cramér's $V = 0.185$	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	$H = 10.94$	3	0.0121	$p < 0.0063$	Unclear	$\epsilon^2 = 0.365$	large
Net price per SF	Kruskal-Wallis	$H = 17.83$	3	0.0005	$p < 0.0063$	Yes	$\epsilon^2 = 0.594$	large
Year built	Kruskal-Wallis	$H = 0.01$	3	0.9997	$p < 0.0063$	Unclear	$\epsilon^2 = 0.000$	negligible
Days on market	Kruskal-Wallis	$H = 4.52$	3	0.2104	$p < 0.0063$	Unclear	$\epsilon^2 = 0.151$	large
Discount from original list	Kruskal-Wallis	$H = 2.49$	3	0.4776	$p < 0.0063$	Unclear	$\epsilon^2 = 0.083$	medium
Price cut before sale	Chi-square	$\chi^2 = 3.25$	3	0.3548	$p < 0.0063$	Unclear	Cramér's $V = 0.324$	medium
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 4.84$	3	0.1839	$p < 0.0063$	Unclear	Cramér's $V = 0.395$	medium
Has a view	Chi-square	$\chi^2 = 2.64$	3	0.4510	$p < 0.0063$	Unclear	Cramér's $V = 0.292$	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 = 1.74	3	0.6290	p < 0.0063	Unclear	$\epsilon^2 = 0.058$	small
Net price per SF	Kruskal-Wallis	H = 2.81	3	0.4219	p < 0.0063	Unclear	$\epsilon^2 = 0.094$	medium
Living area	Kruskal-Wallis	H = 0.27	3	0.9647	p < 0.0063	Unclear	$\epsilon^2 = 0.009$	negligible
Days on market	Kruskal-Wallis	H = 1.28	3	0.7338	p < 0.0063	Unclear	$\epsilon^2 = 0.043$	small
Discount from original list	Kruskal-Wallis	H = 2.77	3	0.4277	p < 0.0063	Unclear	$\epsilon^2 = 0.092$	medium
Price cut before sale	Chi-square	$\chi^2 = 1.01$	3	0.7983	p < 0.0063	Unclear	Cramér's V = 0.181	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 2.38$	3	0.4977	p < 0.0063	Unclear	Cramér's V = 0.277	small
Has a view	Chi-square	$\chi^2 = 3.19$	3	0.3632	p < 0.0063	Unclear	Cramér's V = 0.321	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 = 71.00	—	0.3620	p < 0.0063	Unclear	rank-biserial r = 0.228	small
Net price per SF	Mann-Whitney U	U = 125.00	—	0.1448	p < 0.0063	Unclear	rank-biserial r = 0.359	medium
Living area	Mann-Whitney U	U = 60.00	—	0.1507	p < 0.0063	Unclear	rank-biserial r = 0.348	medium
Year built	Mann-Whitney U	U = 59.00	—	0.1273	p < 0.0063	Unclear	rank-biserial r = 0.359	medium
Days on market	Mann-Whitney U	U = 133.00	—	0.0673	p < 0.0063	Unclear	rank-biserial r = 0.446	medium
Discount from original list	Mann-Whitney U	U = 94.00	—	0.9471	p < 0.0063	Unclear	rank-biserial r = 0.022	negligible
Price cut before sale	Chi-square	$\chi^2 = 0.01$	1	0.9156	p < 0.0063	Unclear	Cramér's V = 0.019	negligible
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 2.59$	1	0.1077	p < 0.0063	Unclear	Cramér's V = 0.289	small

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 31 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 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.