Highland Park

Pflugerville, TX 78660
Resale homes · closed Nov 6 – Nov 5, 2026
Prepared for Buyers, sellers and agents

Prepared by ALEX Real Estate
Market Study · Resale Analysis
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MARKET STUDY All analysis covers resale homes only. New construction appears once, in its own section.

RESALE SALES, 365 DAYS	MEDIAN NET SALE PRICE	MEDIAN NET PRICE PER SF	MEDIAN DAYS ON MARKET
54	**$357,850**	**$197**	**46 days**
single-family resale homes	average $367,679	average $190	average 69 days

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1. Summary

Resale homes · 54 sales · November 6, 2025 – November 5, 2026

This study looks at the **54 resale homes** sold in Highland Park in the **365 days** to November 5, 2026. A full year is used because only 33 resale homes sold in the last 180 days. New construction is left out and shown on its own in section 7. The homes are compared four ways: **by price**, **by living area**, **by year built** and **with or without a view**. The first three are split into four equal groups (quartiles), each named by its range.

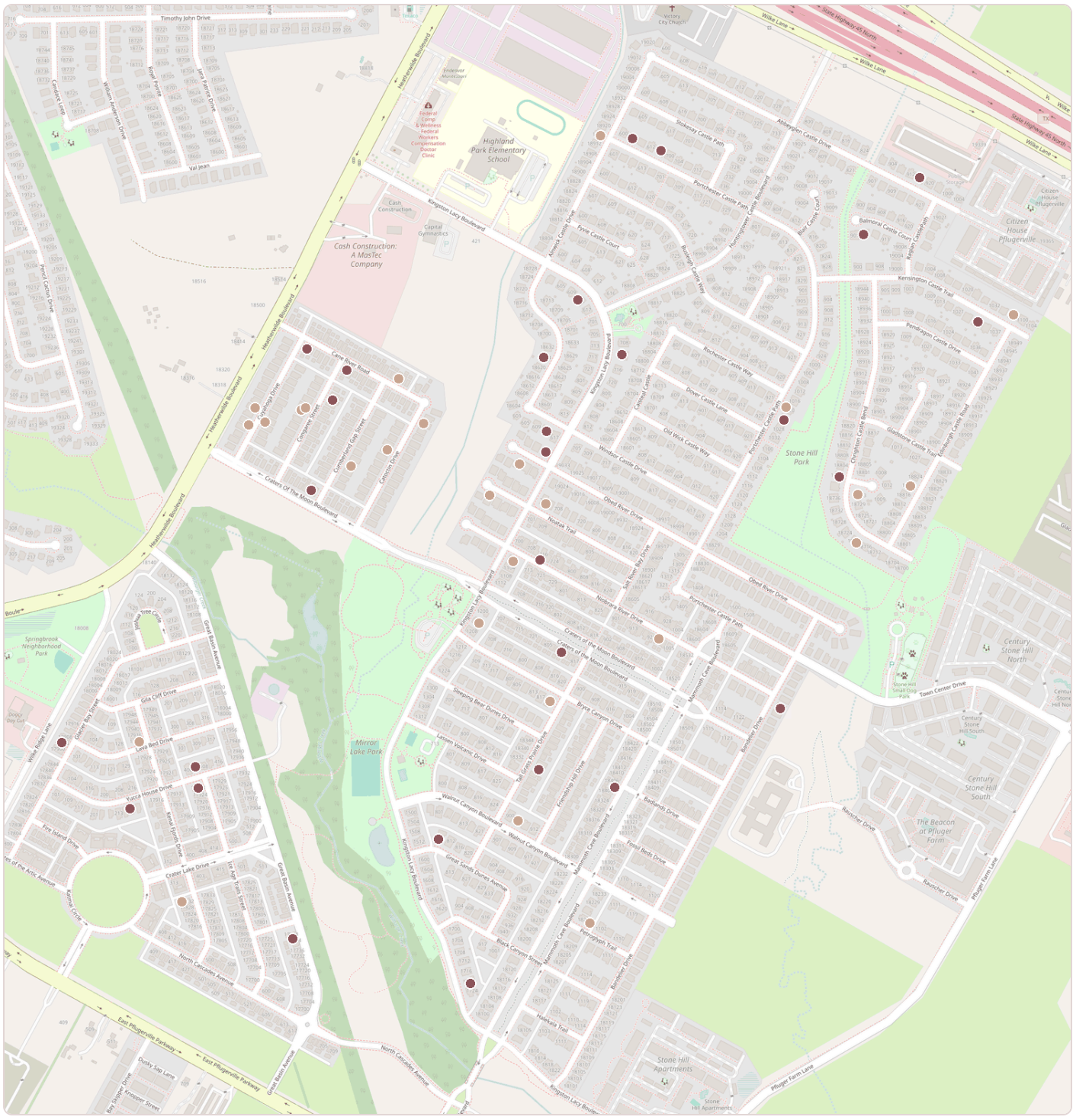
Each comparison has its own section (3–6) with everything about it in one place: the key differences, a table of every measure at a glance, the charts and the numbers.

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2. Where the resale homes sold

54 resale homes · colored by price range

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



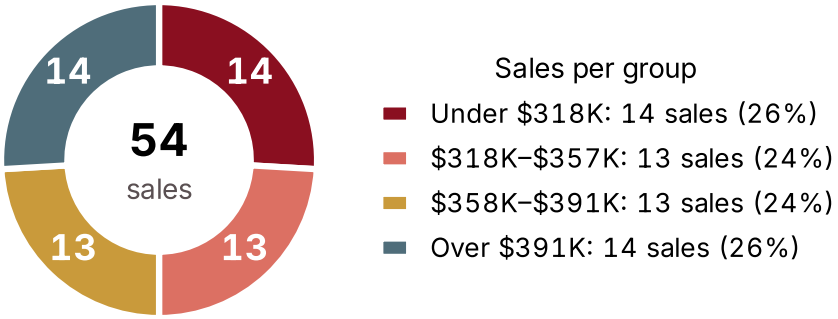
● Under $318K · 14 sales ● $318K–$357K · 13 sales ● $358K–$391K · 13 sales ● Over $391K · 14 sales

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3. Quartiles by net sale price

Resale homes · 54 sales · November 6, 2025 – November 5, 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 $391K are about 1,630 SF (113%) larger than homes under $318K.
- Homes over $391K sell for about $54 per SF (26%) less than homes under $318K.
- Homes over $391K are about 7 years older than homes under $318K.

3.1 Key differences

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

Under $318K $318K–$357K $358K–$391K Over $391K

Higher-priced homes Over $391K

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

Lower-priced homes Under $318K

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

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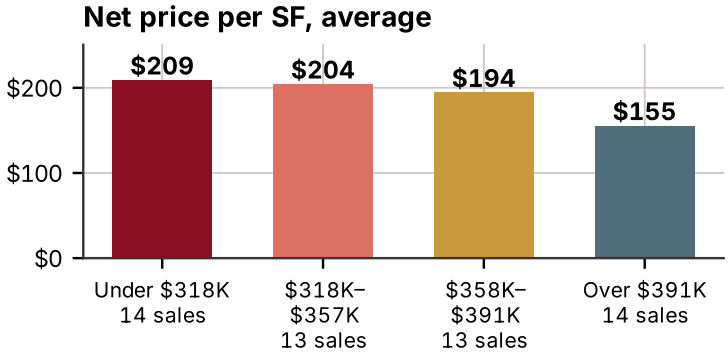
3.2 At a glance

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 $318K	$318K–$357K	$358K–$391K	Over $391K	Real difference?
Net price per SF	$209 per SF **Highest**	$204 per SF	$194 per SF	$155 per SF **Lowest**	✓ large
Living area	1,443 SF **Smallest**	1,672 SF	1,935 SF	3,069 SF **Largest**	✓ large
Year built	2013	2017 **Newest**	2011	2006 **Oldest**	✓ large
Days on market	42 days	47 days	73 days	31 days	unclear
Discount from original list	6.8%	4.5%	6.2%	5.1%	unclear
Price cut before sale	57%	38%	62%	50%	unclear
Seller paid closing costs or repairs	71%	77%	62%	71%	unclear
Has a view	21%	15%	23%	14%	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 Homes over $391K sell for about $54 per SF (26%) less than homes under $318K

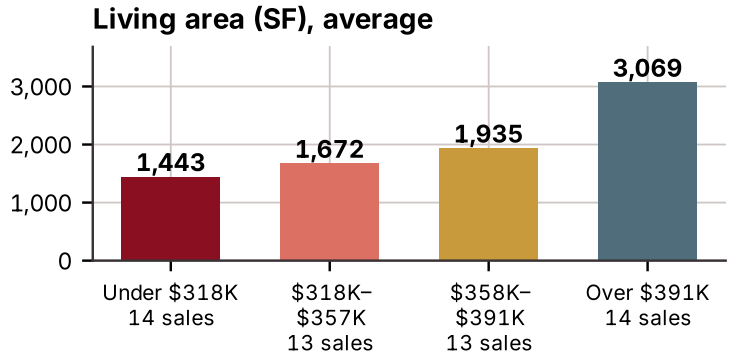


The average is **$155 per SF** for homes over $391K and **$209 per SF** for homes under $318K. It falls step by step from the lowest range to the highest. Defined in 8.1.2.

✓ **Real difference** · large

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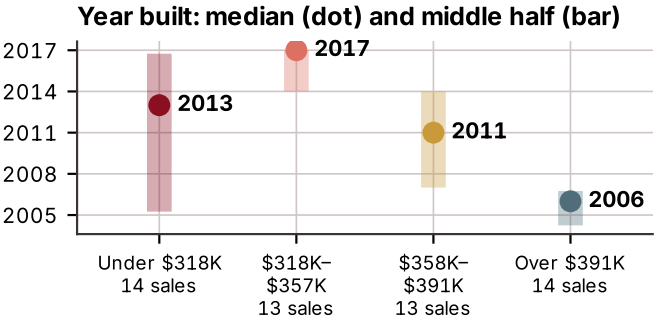
3.4 Homes over $391K are about 1,630 SF (113%) larger than homes under $318K



The average is **3,069 SF** for homes over $391K and **1,443 SF** for homes under $318K. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

✓ **Real difference** · large

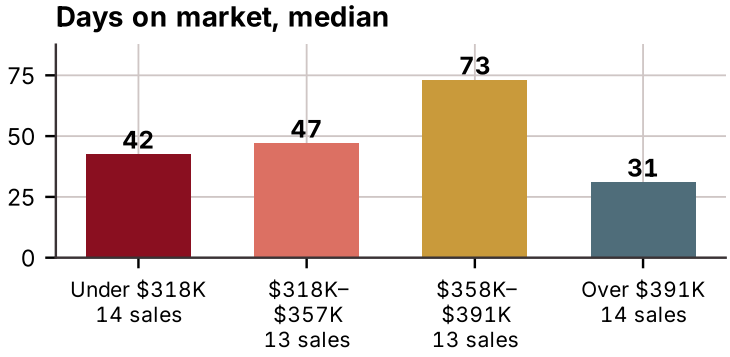
3.5 Homes over $391K are about 7 years older than homes under $318K



The median is **2006** for homes over $391K and **2013** for homes under $318K. It does not move in a straight line; homes $318K–$357K are highest. Defined in 8.1.4.

✓ **Real difference** · large

3.6 Days on market: no clear difference

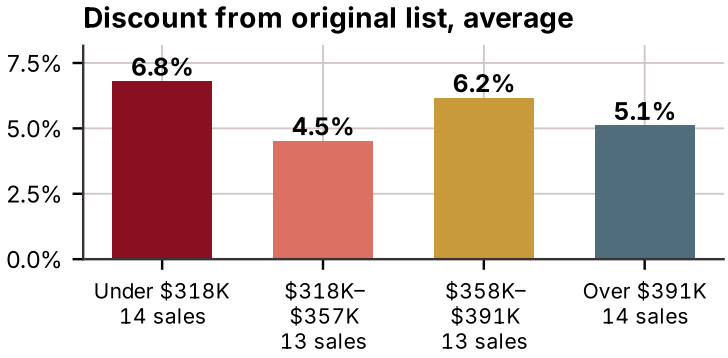


The median is **31 days** for homes over $391K and **42 days** for homes under $318K. It does not move in a straight line; homes $358K–$391K are highest. Defined in 8.1.5.

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

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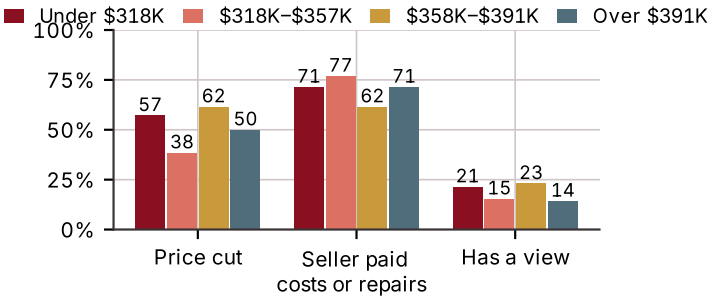
3.7 Discount from original list: no clear difference



The average is **5.1%** for homes over $391K and **6.8%** for homes under $318K. It does not move in a straight line; homes under $318K 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.

- 50% of homes over $391K had a price cut before sale, against 57% of homes under $318K. Defined in 8.1.7.
- 71% of homes over $391K had the seller pay closing costs or repairs, against 71% of homes under $318K. Defined in 8.1.8.
- 14% of homes over $391K have a view, against 21% of homes under $318K. 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 $318K 14 sales	$318K– $357K 13 sales	$358K– $391K 13 sales	Over $391K 14 sales	All 54 sales	Real difference?
Net sale price average	$296,490	$340,027	$373,768	$458,892	$367,679	by design
Net price per SF average	$209	$204	$194	$155	$190	✓ large
Living area average	1,443	1,672	1,935	3,069	2,038	✓ large
Year built median	2013	2017	2011	2006	2011	✓ large

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3.10 The numbers: selling

	Under $318K 14 sales	$318K–$357K 13 sales	$358K–$391K 13 sales	Over $391K 14 sales	All 54 sales	Real difference?
Days on market median	42	47	73	31	46	unclear
Discount from original list average	6.8%	4.5%	6.2%	5.1%	5.7%	unclear
Price cut before sale	57%	38%	62%	50%	52%	unclear
Seller paid closing costs or repairs	71%	77%	62%	71%	70%	unclear
Has a view	21%	15%	23%	14%	19%	unclear

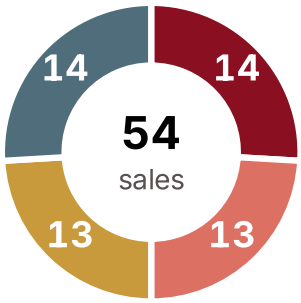
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.1.

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4. Quartiles by living area

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



Sales per group

- Under 1,618 SF: 14 sales (26%)
- 1,618–1,821 SF: 13 sales (24%)
- 1,826–2,228 SF: 13 sales (24%)
- Over 2,228 SF: 14 sales (26%)

Bottom line

- Homes over 2,228 SF sell for about $158K (53%) more than homes under 1,618 SF.
- Homes over 2,228 SF sell for about $64 per SF (29%) less than homes under 1,618 SF.
- Homes over 2,228 SF are about 9 years older than homes under 1,618 SF.

4.1 Key differences

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

Under 1,618 SF · 1,618–1,821 SF · 1,826–2,228 SF · Over 2,228 SF

Larger homes Over 2,228 SF

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

Smaller homes Under 1,618 SF

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

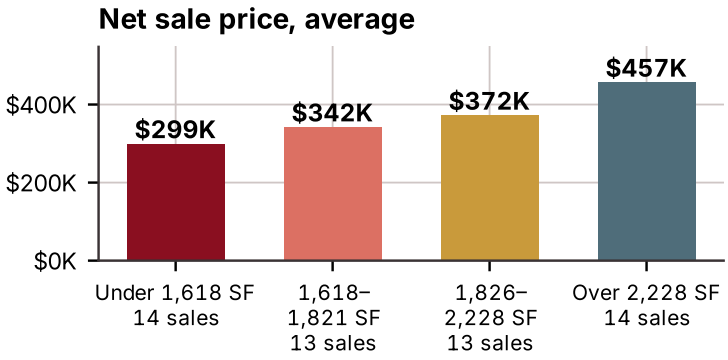
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4.2 At a glance

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

	Under 1,618 SF	1,618–1,821 SF	1,826–2,228 SF	Over 2,228 SF	Real difference?
Net sale price	$299K **Lowest**	$342K	$372K	$457K **Highest**	✓ large
Net price per SF	$217 per SF **Highest**	$201 per SF	$190 per SF	$154 per SF **Lowest**	✓ large
Year built	2015	2016 **Newest**	2007	2006 **Oldest**	✓ large
Days on market	30 days	57 days	72 days	31 days	unclear
Discount from original list	5.6%	5.2%	6.6%	5.3%	unclear
Price cut before sale	43%	38%	77%	50%	unclear
Seller paid closing costs or repairs	79%	77%	46%	79%	unclear
Has a view	21%	15%	23%	14%	unclear

4.3 Homes over 2,228 SF sell for about $158K (53%) more than homes under 1,618 SF



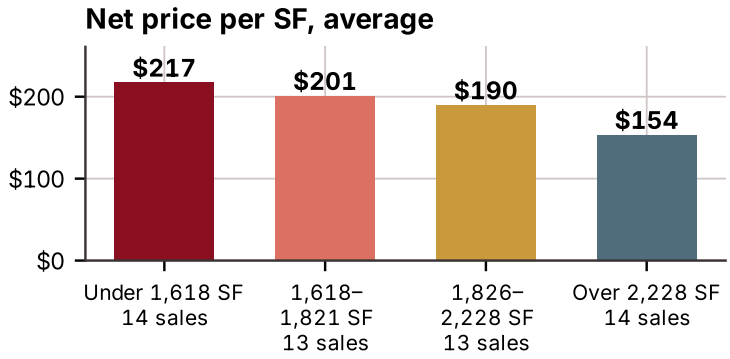
The average is **$457K** for homes over 2,228 SF and **$299K** for homes under 1,618 SF. It rises step by step from the lowest range to the highest.

Defined in 8.1.1.

✓ **Real difference** · large

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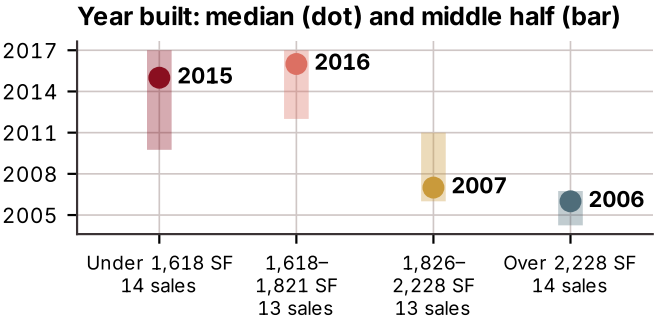
4.4 Homes over 2,228 SF sell for about $64 per SF (29%) less than homes under 1,618 SF



The average is **$154 per SF** for homes over 2,228 SF and **$217 per SF** for homes under 1,618 SF. It falls step by step from the lowest range to the highest. Defined in 8.1.2.

✓ **Real difference** · large

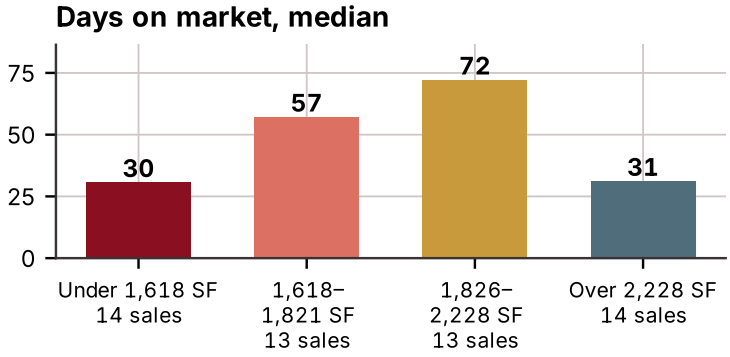
4.5 Homes over 2,228 SF are about 9 years older than homes under 1,618 SF



The median is **2006** for homes over 2,228 SF and **2015** for homes under 1,618 SF. It does not move in a straight line; homes 1,618–1,821 SF are highest. Defined in 8.1.4.

✓ **Real difference** · large

4.6 Days on market: no clear difference

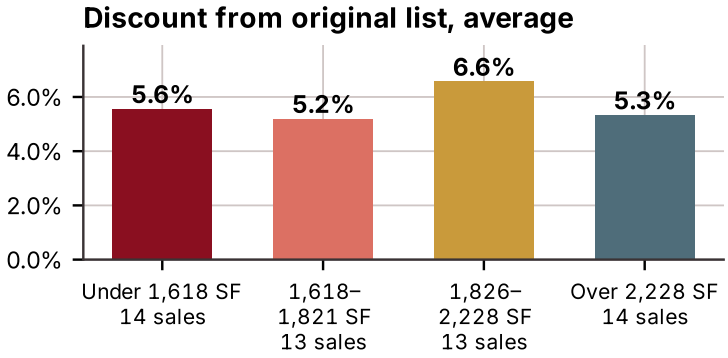


The median is **31 days** for homes over 2,228 SF and **30 days** for homes under 1,618 SF. It does not move in a straight line; homes 1,826–2,228 SF are highest. Defined in 8.1.5.

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

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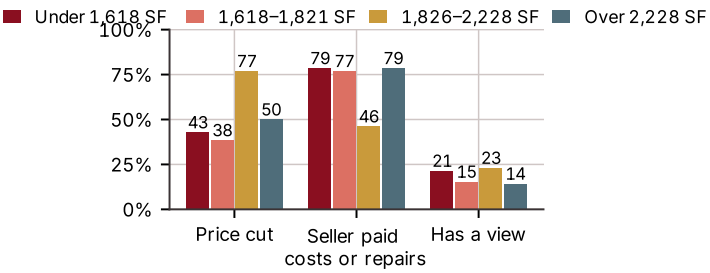
4.7 Discount from original list: no clear difference



The average is **5.3%** for homes over 2,228 SF and **5.6%** for homes under 1,618 SF. It does not move in a straight line; homes 1,826–2,228 SF are highest. Defined in 8.1.6.

– No clear difference · could be chance

4.8 How often: price cut before sale, seller paid closing costs or repairs, has a view



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

- 50% of homes over 2,228 SF had a price cut before sale, against 43% of homes under 1,618 SF. Defined in 8.1.7.
- 79% of homes over 2,228 SF had the seller pay closing costs or repairs, against 79% of homes under 1,618 SF. Defined in 8.1.8.
- 14% of homes over 2,228 SF have a view, against 21% of homes under 1,618 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 1,618 SF 14 sales	1,618–1,821 SF 13 sales	1,826–2,228 SF 13 sales	Over 2,228 SF 14 sales	All 54 sales	Real difference?
Net sale price average	$298,947	$341,858	$371,863	$456,503	$367,679	✓ large
Net price per SF average	$217	$201	$190	$154	$190	✓ large
Living area average	1,377	1,701	1,968	3,077	2,038	by design
Year built median	2015	2016	2007	2006	2011	✓ large

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4.10 The numbers: selling

	Under 1,618 SF 14 sales	1,618–1,821 SF 13 sales	1,826–2,228 SF 13 sales	Over 2,228 SF 14 sales	All 54 sales	Real difference?
Days on market median	30	57	72	31	46	unclear
Discount from original list average	5.6%	5.2%	6.6%	5.3%	5.7%	unclear
Price cut before sale	43%	38%	77%	50%	52%	unclear
Seller paid closing costs or repairs	79%	77%	46%	79%	70%	unclear
Has a view	21%	15%	23%	14%	19%	unclear

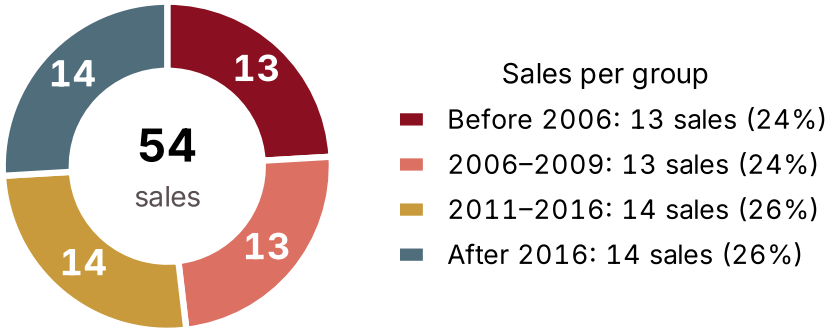
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.2.

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5. Quartiles by year built

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



Bottom line

- Homes built after 2016 sell for about $29 per SF (16%) more than homes built before 2006.
- Homes built after 2016 are about 690 SF (30%) smaller than homes built before 2006.

5.1 Key differences

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

Before 2006 2006–2009 2011–2016 After 2016

Newer homes After 2016

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

Older homes Before 2006

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

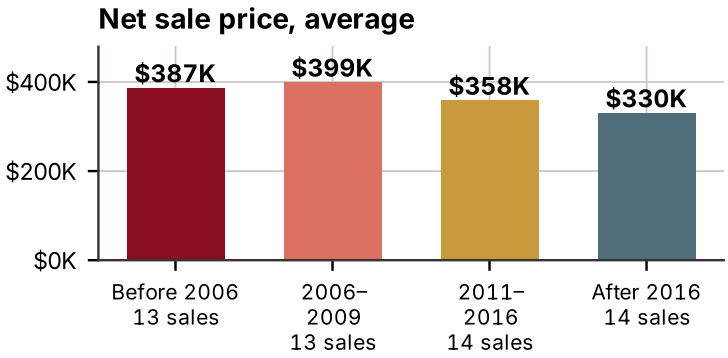
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5.2 At a glance

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 2006	2006–2009	2011–2016	After 2016	Real difference?
Net sale price	$387K	$399K	$358K	$330K	unclear
Net price per SF	$179 per SF	$169 per SF **Lowest**	$202 per SF	$208 per SF **Highest**	✓ large
Living area	2,299 SF	2,505 SF **Largest**	1,790 SF	1,610 SF **Smallest**	✓ large
Days on market	20 days	77 days	38 days	52 days	unclear
Discount from original list	6.1%	7.3%	4.3%	5.1%	unclear
Price cut before sale	46%	77%	29%	57%	unclear
Seller paid closing costs or repairs	69%	69%	64%	79%	unclear
Has a view	31%	8%	29%	7%	unclear

5.3 Net sale price: no clear difference

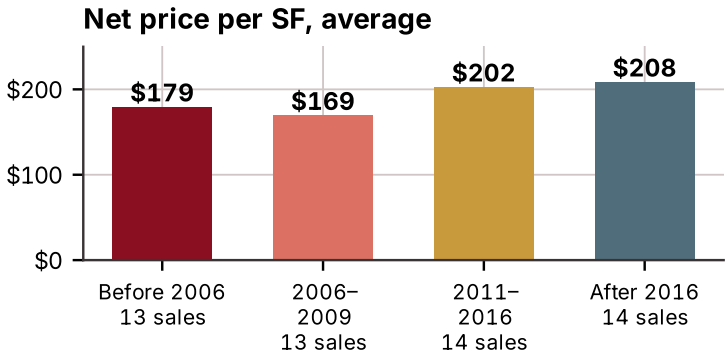


The average is **$330K** for homes built after 2016 and **$387K** for homes built before 2006. It does not move in a straight line; homes built 2006–2009 are highest. Defined in 8.1.1.

– No clear difference · could be chance

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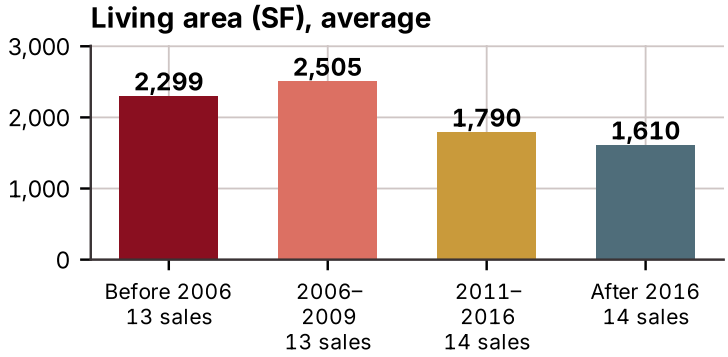
5.4 Homes built after 2016 sell for about $29 per SF (16%) more than homes built before 2006



The average is **$208 per SF** for homes built after 2016 and **$179 per SF** for homes built before 2006. It does not move in a straight line; homes built after 2016 are highest. Defined in 8.1.2.

✓ **Real difference** · large

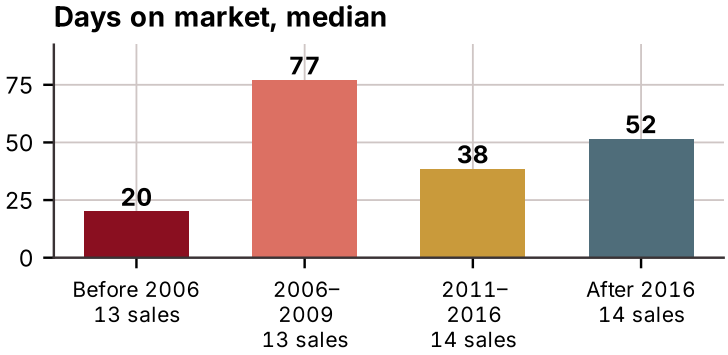
5.5 Homes built after 2016 are about 690 SF (30%) smaller than homes built before 2006



The average is **1,610 SF** for homes built after 2016 and **2,299 SF** for homes built before 2006. It does not move in a straight line; homes built 2006–2009 are highest. Defined in 8.1.3.

✓ **Real difference** · large

5.6 Days on market: no clear difference

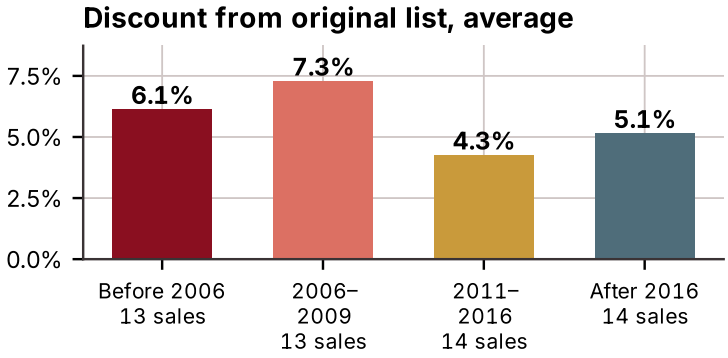


The median is **52 days** for homes built after 2016 and **20 days** for homes built before 2006. It does not move in a straight line; homes built 2006–2009 are highest. Defined in 8.1.5.

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

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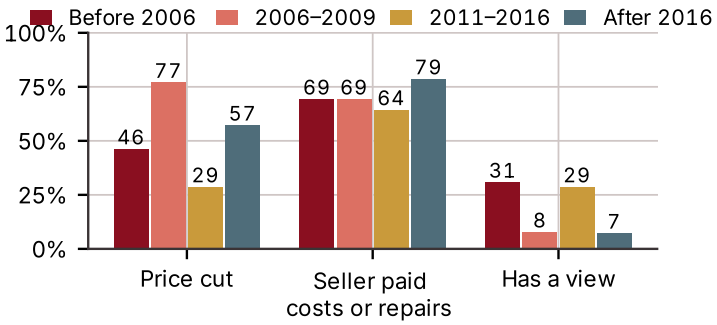
5.7 Discount from original list: no clear difference



The average is **5.1%** for homes built after 2016 and **6.1%** for homes built before 2006. It does not move in a straight line; homes built 2006–2009 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.

- 57% of homes built after 2016 had a price cut before sale, against 46% of homes built before 2006. Defined in 8.1.7.
- 79% of homes built after 2016 had the seller pay closing costs or repairs, against 69% of homes built before 2006. Defined in 8.1.8.
- 7% of homes built after 2016 have a view, against 31% of homes built before 2006. 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 2006 13 sales	2006–2009 13 sales	2011–2016 14 sales	After 2016 14 sales	All 54 sales	Real difference?
Net sale price average	$386,584	$399,104	$358,346	$330,279	$367,679	unclear
Net price per SF average	$179	$169	$202	$208	$190	✓ large
Living area average	2,299	2,505	1,790	1,610	2,038	✓ large
Year built median	2004	2007	2014	2017	2011	by design

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5.10 The numbers: selling

	Before 2006 13 sales	2006–2009 13 sales	2011–2016 14 sales	After 2016 14 sales	All 54 sales	Real difference?
Days on market median	20	77	38	52	46	unclear
Discount from original list average	6.1%	7.3%	4.3%	5.1%	5.7%	unclear
Price cut before sale	46%	77%	29%	57%	52%	unclear
Seller paid closing costs or repairs	69%	69%	64%	79%	70%	unclear
Has a view	31%	8%	29%	7%	19%	unclear

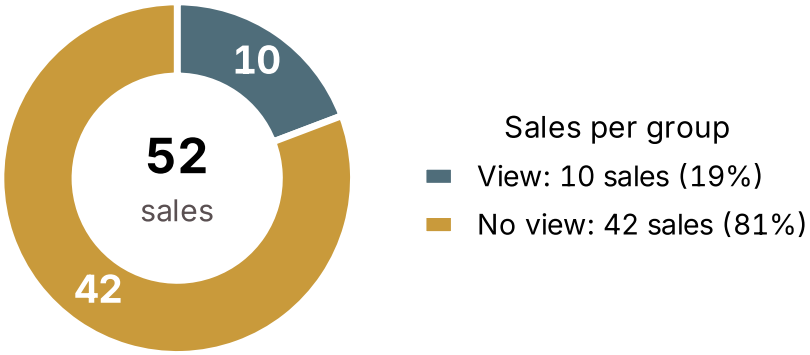
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.3.

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6. View and no view

Resale homes · 54 sales · November 6, 2025 – November 5, 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. 2 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.

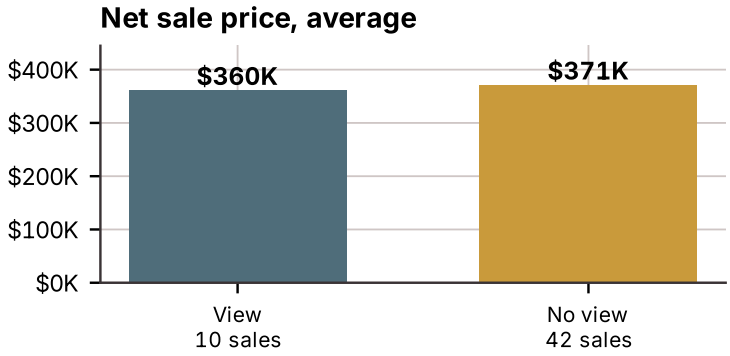
6.2 At a glance

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	$360K	$371K	unclear
Net price per SF	$187 per SF	$193 per SF	unclear
Living area	2,056 SF	2,028 SF	unclear
Year built	2009	2012	unclear
Days on market	38 days	50 days	unclear
Discount from original list	6.0%	5.3%	unclear
Price cut before sale	40%	52%	unclear
Seller paid closing costs or repairs	70%	71%	unclear

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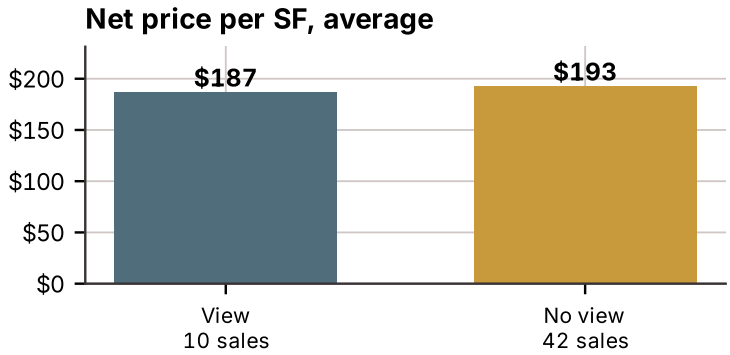
6.3 Net sale price: no clear difference



The average is **$360K** for homes with a view and **$371K** for homes without a view. Defined in 8.1.1.

– No clear difference · could be chance

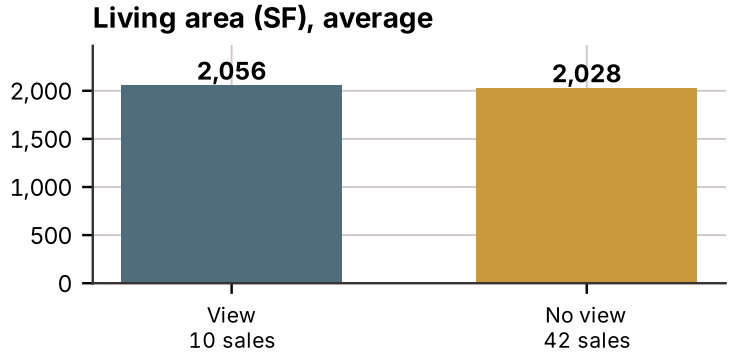
6.4 Net price per SF: no clear difference



The average is **$187 per SF** for homes with a view and **$193 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

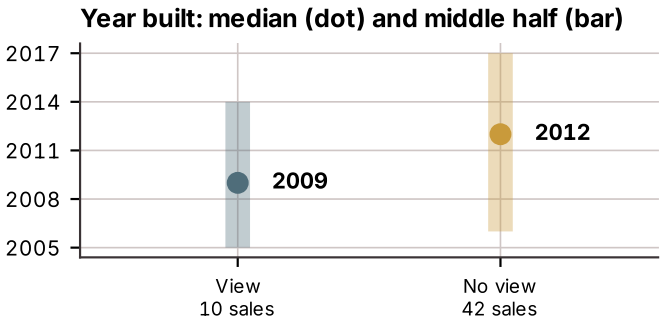


The average is **2,056 SF** for homes with a view and **2,028 SF** for homes without a view. Defined in 8.1.3.

– No clear difference · could be chance

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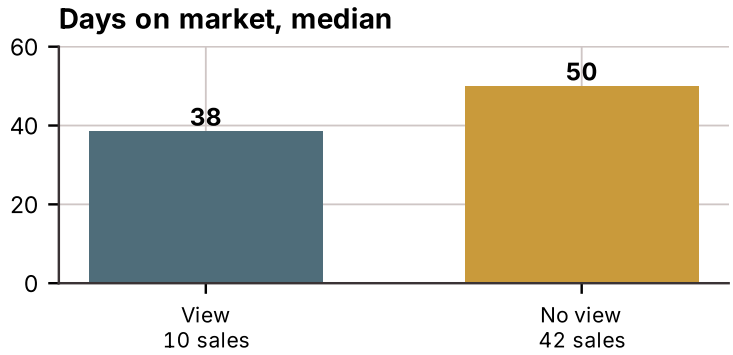
6.6 Year built: no clear difference



The median is **2009** for homes with a view and **2012** for homes without a view. Defined in 8.1.4.

– No clear difference · could be chance

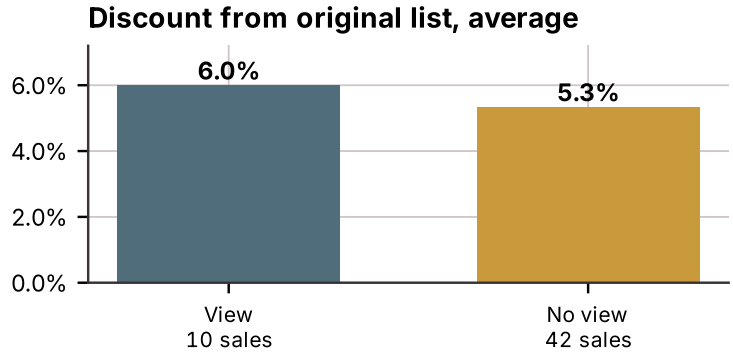
6.7 Days on market: no clear difference



The median is **38 days** for homes with a view and **50 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

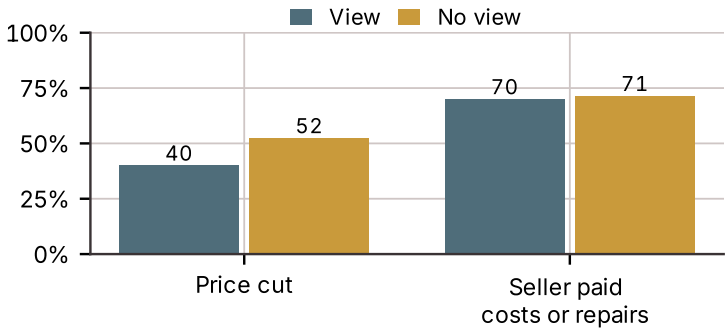


The average is **6.0%** for homes with a view and **5.3%** for homes without a view. Defined in 8.1.6.

– No clear difference · could be chance

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



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

- 40% of homes with a view had a price cut before sale, against 52% of homes without a view. Defined in 8.1.7.
- 70% of homes with a view had the seller pay closing costs or repairs, against 71% 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 10 sales	No view 42 sales	All 52 sales	Real difference?
Net sale price average	$360,499	$370,683	$368,725	unclear
Net price per SF average	$187	$193	$192	unclear
Living area average	2,056	2,028	2,034	unclear
Year built median	2009	2012	2012	unclear

6.11 The numbers: selling

	View 10 sales	No view 42 sales	All 52 sales	Real difference?
Days on market median	38	50	44	unclear
Discount from original list average	6.0%	5.3%	5.5%	unclear
Price cut before sale	40%	52%	50%	unclear
Seller paid closing costs or repairs	70%	71%	71%	unclear

Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.4.

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7. New construction

Basic statistics · 0 sales · November 6, 2025 – November 5, 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 Highland Park.

No new-construction sales were reported in ABOR MLS in this window.

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

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8. Appendix

Measures, methods and tests

Each measure and method three ways: in plain words, as statistics, and with the data from this study.

8.1 Measures

8.1.1 Net sale price

In simple terms What the seller actually kept: the closing price, less money the seller gave back to the buyer for closing costs or repairs. It is the truest price for comparing homes.

Statistically Net = ClosePrice − ACTRIS_BuyersClsgCostPdbySell − ACTRIS_RepairsAmount (a blank counts as $0). Summarized by the arithmetic mean in the slices.

The data 54 resale sales. Average $367,679; median $357,850; standard deviation $64,534; middle half (25th–75th percentile) $313,500–$401,500; lowest $272,700, highest $525,000. 38 sales had a seller payment; their median payment was $7,125.

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 54 resale sales. Average $190; median $197; standard deviation $30; middle half (25th–75th percentile) $179–$208; lowest $109, highest $238.

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 54 resale sales. Average 2,038; median 1,824; standard deviation 734; middle half (25th–75th percentile) 1,536–2,260; lowest 1,292, highest 4,050.

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 54 resale sales. Average 2011; median 2011; standard deviation 5; middle half (25th–75th percentile) 2006–2017; lowest 2004, highest 2018.

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8.1.5 Days on market

In simple terms	How many days the home was on the market before the buyer's offer was accepted, counting any earlier listing periods (relists). This is the days on market agents and clients quote.
Statistically	CDOM = max(CumulativeDaysOnMarket, DaysOnMarket, PurchaseContractDate − ListingContractDate). The MLS counter can freeze at a price change, so the contract-date gap is a floor. Summarized by the median, because a few homes that sat for months pull an average up.
The data	54 resale sales. Average 69; median 46; standard deviation 70; middle half (25th–75th percentile) 16–104; lowest 3, highest 373. 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	54 resale sales. Average 5.7%; median 5.0%; standard deviation 3.9%; middle half (25th–75th percentile) 3.0%–7.9%; lowest −0.9%, highest 19.8%. 1 sales closed above their first asking price.

8.1.7 Price cut before sale

In simple terms	The asking price was lowered at least once before the home went under contract.
Statistically	Indicator: ListPrice at close < OriginalListPrice. Reported as the share of sales (%).
The data	28 of 54 resale sales (51.9%).

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	38 of 54 resale sales (70.4%).

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	10 sales with a view, 42 without, 2 unclassified. Most common View entries: None 33, Neighborhood 11, Park/Greenbelt 7, See Remarks 3, Trees/Woods 2, City 1, Panoramic 1.

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8.2 Methods

8.2.1 Data source

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

Statistically ABOR MLS via secure APIs, read from ALEX's copy of the MLS (refreshed every 15 minutes; this pull as of 2026-11-06 13:15 UTC), every field. Filter: StandardStatus = Closed, PropertyType = Residential, City = Pflugerville, SubdivisionName contains any of “highland park”, “highland park north” (case-insensitive). A record is kept when its subdivision name belongs to the Highland Park family, the same rule comparable sales use (it includes Highland Park North Ph B Sec, proven adjacent and priced alike).

The data Pulled November 6, 2026: 58 closed Highland Park records over the prior year, in ZIP 78660. 24 subdivision spellings kept, the most common: Highland Park Ph C Sec 1 (7); Highland Park North Ph B Sec (6); Highland Park North Ph C Sec (5); Highland Park Ph C Sec 2 (4); Highland Park (4); Highland Park Ph A Sec 01 (4); Highland Park North Ph A Sec (4); Highland Park Ph D Sec 02 (3); Highland Park Ph D Sec 7 (2); Highland Park Ph A Sec 2C (2); HIGHLAND PARK (2); Highland Park Condo Amd (2); and 12 more (13 records). 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 33 resale sales here (under 80), so the full year is used.

Statistically CloseDate from November 6, 2025 to November 5, 2026 inclusive.

The data 54 single-family sales in the window: 54 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 54 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 4 sale(s) other than single-family homes (condo, townhome and similar)

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8.2.5 Quartiles and groups

In simple terms Sales lined up from lowest to highest and cut into four groups of about equal size. Each group is named by its range, for example “Under $318K”.

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 $318K: $272,700–$312,000 (14 sales); $318K–$357K: $318,000–$357,495 (13 sales); $358K–$391K: $358,206–$391,000 (13 sales); Over $391K: $405,000–$525,000 (14 sales)
Quartiles by living area: Under 1,618 SF: 1,292–1,509 SF (14 sales); 1,618–1,821 SF: 1,618–1,821 SF (13 sales); 1,826–2,228 SF: 1,826–2,228 SF (13 sales); Over 2,228 SF: 2,271–4,050 SF (14 sales)
Quartiles by year built: Before 2006: 2004–2005 (13 sales); 2006–2009: 2006–2009 (13 sales); 2011–2016: 2011–2016 (14 sales); After 2016: 2017–2018 (14 sales)
View and no view: View: MLS lists a view (10 sales); No view: None or Neighborhood (42 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 $367,679, median $357,850. Days on market: average 69, median 46: 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.

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8.2.10 Real difference (significance)

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

8.2.11 Size of a difference

In simple terms	A difference can be real but small. The size word (small, medium, large) says how much the groups pull apart.
Statistically	ε^2 for Kruskal–Wallis, rank-biserial r for Mann–Whitney, Cramér's V for chi-square, with the thresholds above; below the small threshold the size is "negligible".
The data	8 real differences across the four slices; sizes are listed in 8.3.

8.2.12 Rounding in the text

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

8.3 Test results

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

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8.3.1 Quartiles by net sale price

Measure	Test	Statistic	df	p-value	Threshold	Real difference?	Effect size	Size
Net price per SF	Kruskal–Wallis	H = 25.69	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.485$	large
Living area	Kruskal–Wallis	H = 43.82	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.827$	large
Year built	Kruskal–Wallis	H = 16.92	3	0.0007	p < 0.0063	**Yes**	$\varepsilon^2 = 0.319$	large
Days on market	Kruskal–Wallis	H = 1.89	3	0.5948	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.036$	small
Discount from original list	Kruskal–Wallis	H = 2.65	3	0.4483	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.050$	small
Price cut before sale	Chi-square	$\chi^2 = 1.60$	3	0.6597	p < 0.0063	**Unclear**	Cramér's V = 0.172	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 0.77$	3	0.8568	p < 0.0063	**Unclear**	Cramér's V = 0.119	small
Has a view	Chi-square	$\chi^2 = 0.51$	3	0.9170	p < 0.0063	**Unclear**	Cramér's V = 0.097	negligible

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 = 46.35	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.874$	large
Net price per SF	Kruskal–Wallis	H = 35.44	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.669$	large
Year built	Kruskal–Wallis	H = 14.77	3	0.0020	p < 0.0063	**Yes**	$\varepsilon^2 = 0.279$	large
Days on market	Kruskal–Wallis	H = 2.73	3	0.4350	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.052$	small
Discount from original list	Kruskal–Wallis	H = 1.38	3	0.7104	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.026$	small
Price cut before sale	Chi-square	$\chi^2 = 4.68$	3	0.1968	p < 0.0063	**Unclear**	Cramér's V = 0.294	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 4.83$	3	0.1849	p < 0.0063	**Unclear**	Cramér's V = 0.299	small
Has a view	Chi-square	$\chi^2 = 0.51$	3	0.9170	p < 0.0063	**Unclear**	Cramér's V = 0.097	negligible

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8.3.3 Quartiles by year built

Measure	Test	Statistic	df	p-value	Threshold	Real difference?	Effect size	Size
Net sale price	Kruskal–Wallis	H = 9.17	3	0.0271	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.173$	large
Net price per SF	Kruskal–Wallis	H = 15.01	3	0.0018	p < 0.0063	**Yes**	$\varepsilon^2 = 0.283$	large
Living area	Kruskal–Wallis	H = 14.45	3	0.0024	p < 0.0063	**Yes**	$\varepsilon^2 = 0.273$	large
Days on market	Kruskal–Wallis	H = 5.85	3	0.1193	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.110$	medium
Discount from original list	Kruskal–Wallis	H = 4.94	3	0.1763	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.093$	medium
Price cut before sale	Chi-square	$\chi^2 = 6.64$	3	0.0844	p < 0.0063	**Unclear**	Cramér's V = 0.351	medium
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 0.72$	3	0.8693	p < 0.0063	**Unclear**	Cramér's V = 0.115	small
Has a view	Chi-square	$\chi^2 = 4.44$	3	0.2176	p < 0.0063	**Unclear**	Cramér's V = 0.287	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 = 195.00	—	0.7364	p < 0.0063	**Unclear**	rank-biserial r = 0.071	negligible
Net price per SF	Mann–Whitney U	U = 192.00	—	0.6845	p < 0.0063	**Unclear**	rank-biserial r = 0.086	negligible
Living area	Mann–Whitney U	U = 207.00	—	0.9537	p < 0.0063	**Unclear**	rank-biserial r = 0.014	negligible
Year built	Mann–Whitney U	U = 165.00	—	0.2961	p < 0.0063	**Unclear**	rank-biserial r = 0.214	small
Days on market	Mann–Whitney U	U = 213.50	—	0.9445	p < 0.0063	**Unclear**	rank-biserial r = 0.017	negligible
Discount from original list	Mann–Whitney U	U = 245.00	—	0.4231	p < 0.0063	**Unclear**	rank-biserial r = 0.167	small
Price cut before sale	Chi-square	$\chi^2 = 0.50$	1	0.4816	p < 0.0063	**Unclear**	Cramér's V = 0.098	negligible
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 0.01$	1	0.9286	p < 0.0063	**Unclear**	Cramér's V = 0.012	negligible

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8.4 Data notes

Left out of the analysis: 0 new-construction sales (basic statistics only, section 7); 4 sale(s) other than single-family homes (condo, townhome and similar). 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 54 closed MLS resale sales; the 0 new-construction sales appear only in their own section, as basic statistics. Sale and listing data: ABOR MLS via secure APIs, pulled November 6, 2026. Map data © OpenStreetMap contributors. ALEX Companies · Licensed by the Texas Real Estate Commission · Broker: Alexander Tiffany Southwest, LLC (ALEX Real Estate), #565194-BB · Diane Hart Alexander, Designated Broker, #574877-B.

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