Briarcliff Inc

Spicewood, TX 78669
Resale homes · closed Nov 5 – Nov 4, 2026
Prepared for Buyers, sellers and agents

Prepared by ALEX Real Estate
Market Study · Resale Analysis
Version 2.4
November 5, 2026 · 4:05 PM CST

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

RESALE SALES, 365 DAYS	MEDIAN NET SALE PRICE	MEDIAN NET PRICE PER SF	MEDIAN DAYS ON MARKET
28	**$495,000**	**$227**	**104 days**
single-family resale homes	average $593,355	average $240	average 152 days

Contents

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

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1. Summary

Resale homes · 28 sales · November 5, 2025 – November 4, 2026

This study looks at the **28 resale homes** sold in Briarcliff Inc in the **365 days** to November 4, 2026. A full year is used because only 15 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

28 resale homes · colored by price range

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



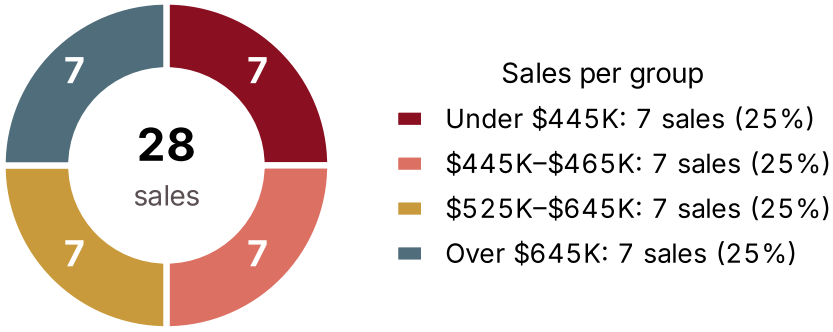
● Under $445K · 7 sales ● $445K–$465K · 7 sales ● $525K–$645K · 7 sales ● Over $645K · 7 sales

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3. Quartiles by net sale price

Resale homes · 28 sales · November 5, 2025 – November 4, 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 $645K are about 1,850 SF (113%) larger than homes under $445K.

3.1 Key differences

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

Under $445K $445K–$465K $525K–$645K Over $645K

Higher-priced homes Over $645K

- Are much larger.

Lower-priced homes Under $445K

- Are much smaller.

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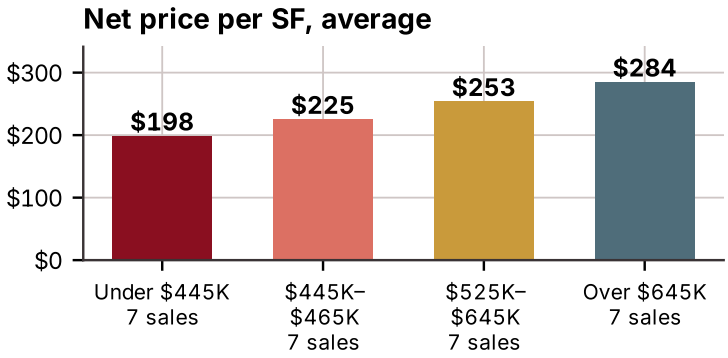
3.2 At a glance

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 $445K	$445K–$465K	$525K–$645K	Over $645K	Real difference?
Net price per SF	$198 per SF	$225 per SF	$253 per SF	$284 per SF	unclear
Living area	1,634 SF **Smallest**	2,046 SF	2,463 SF	3,482 SF **Largest**	✓ large
Year built	1998	2013	2005	2007	unclear
Days on market	107 days	114 days	64 days	85 days	unclear
Discount from original list	8.7%	8.4%	5.6%	16.1%	unclear
Price cut before sale	57%	71%	57%	86%	unclear
Seller paid closing costs or repairs	43%	29%	86%	43%	unclear
Has a view	57%	86%	86%	86%	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

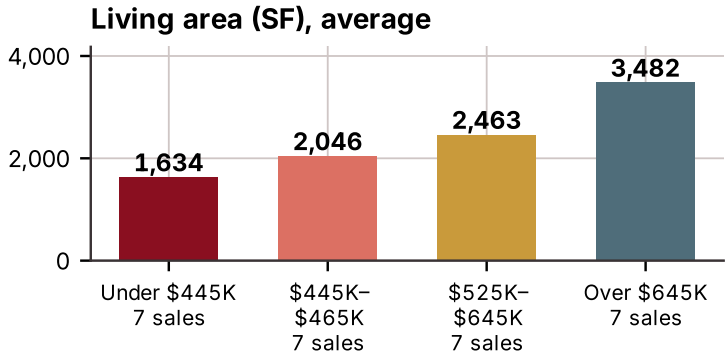


The average is **$284 per SF** for homes over $645K and **$198 per SF** for homes under $445K. It rises step by step from the lowest range to the highest. Defined in 8.1.2.

– No clear difference · could be chance

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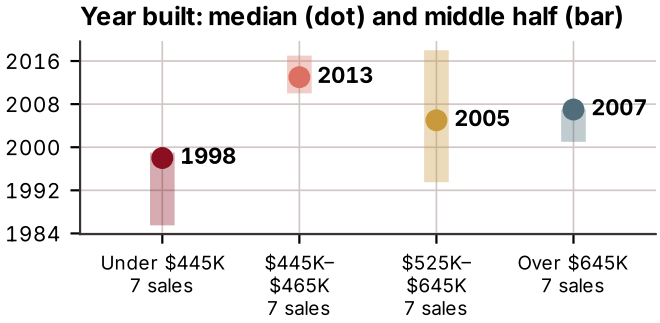
3.4 Homes over $645K are about 1,850 SF (113%) larger than homes under $445K



The average is **3,482 SF** for homes over $645K and **1,634 SF** for homes under $445K. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

✓ **Real difference** · large

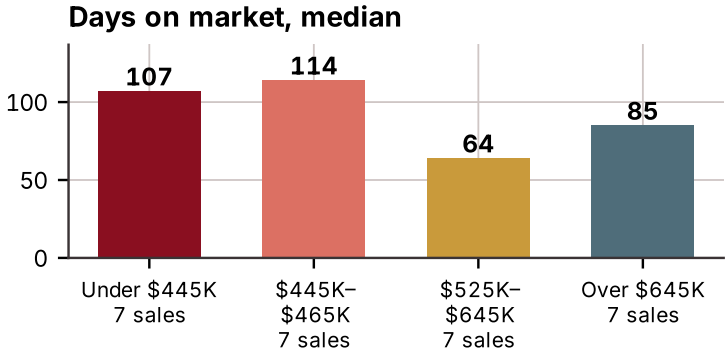
3.5 Year built: no clear difference



The median is **2007** for homes over $645K and **1998** for homes under $445K. It does not move in a straight line; homes $445K–$465K are highest. Defined in 8.1.4.

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

3.6 Days on market: no clear difference

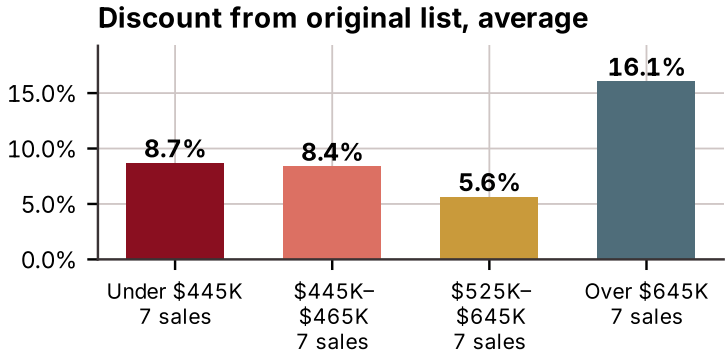


The median is **85 days** for homes over $645K and **107 days** for homes under $445K. It does not move in a straight line; homes $445K–$465K are highest. Defined in 8.1.5.

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

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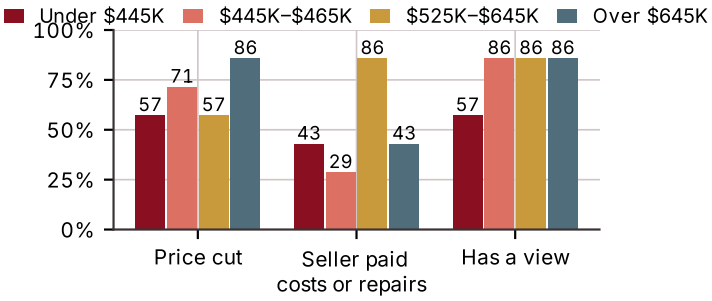
3.7 Discount from original list: no clear difference



The average is **16.1%** for homes over $645K and **8.7%** for homes under $445K. It does not move in a straight line; homes over $645K 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.

- 86% of homes over $645K had a price cut before sale, against 57% of homes under $445K. Defined in 8.1.7.
- 43% of homes over $645K had the seller pay closing costs or repairs, against 43% of homes under $445K. Defined in 8.1.8.
- 86% of homes over $645K have a view, against 57% of homes under $445K. 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 $445K 7 sales	$445K–$465K 7 sales	$525K–$645K 7 sales	Over $645K 7 sales	All 28 sales	Real difference?
Net sale price average	$318,650	$453,066	$591,988	$1,009,714	$593,355	by design
Net price per SF average	$198	$225	$253	$284	$240	unclear
Living area average	1,634	2,046	2,463	3,482	2,406	✓ large
Year built median	1998	2013	2005	2007	2006	unclear

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3.10 The numbers: selling

	Under $445K 7 sales	$445K–$465K 7 sales	$525K–$645K 7 sales	Over $645K 7 sales	All 28 sales	Real difference?
Days on market median	107	114	64	85	104	unclear
Discount from original list average	8.7%	8.4%	5.6%	16.1%	9.7%	unclear
Price cut before sale	57%	71%	57%	86%	68%	unclear
Seller paid closing costs or repairs	43%	29%	86%	43%	50%	unclear
Has a view	57%	86%	86%	86%	79%	unclear

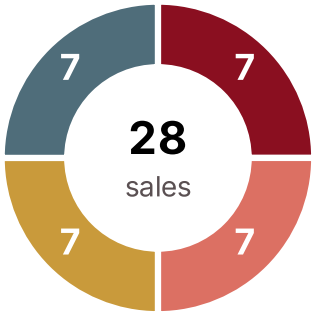
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.1.

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4. Quartiles by living area

Resale homes · 28 sales · November 5, 2025 – November 4, 2026

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



Sales per group

- Under 1,761 SF: 7 sales (25%)
- 1,761–2,051 SF: 7 sales (25%)
- 2,301–2,754 SF: 7 sales (25%)
- Over 2,754 SF: 7 sales (25%)

Bottom line

- 86% of homes over 2,754 SF have a view, against 29% of homes under 1,761 SF.
- Homes over 2,754 SF sell for about $609K (164%) more than homes under 1,761 SF.

4.1 Key differences

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

Under 1,761 SF · 1,761–2,051 SF · 2,301–2,754 SF · Over 2,754 SF

Larger homes Over 2,754 SF

- Are more likely to have a view.
- Sell for much more.

Smaller homes Under 1,761 SF

- Are less likely to have a view.
- Sell for much less.

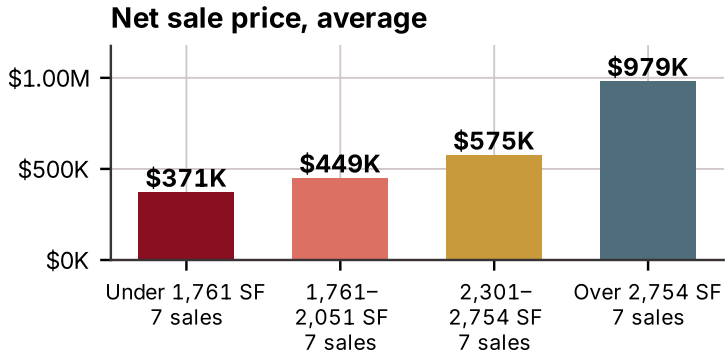
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4.2 At a glance

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 1,761 SF	1,761–2,051 SF	2,301–2,754 SF	Over 2,754 SF	Real difference?
Net sale price	$371K **Lowest**	$449K	$575K	$979K **Highest**	✓ large
Net price per SF	$238 per SF	$231 per SF	$229 per SF	$263 per SF	unclear
Year built	1999	2010	2016	2001	unclear
Days on market	107 days	107 days	95 days	85 days	unclear
Discount from original list	3.1%	6.5%	11.7%	17.5%	unclear
Price cut before sale	57%	57%	86%	71%	unclear
Seller paid closing costs or repairs	14%	57%	71%	57%	unclear
Has a view	29% **Fewest**	100%	100% **Most**	86%	✓ large

4.3 Homes over 2,754 SF sell for about $609K (164%) more than homes under 1,761 SF



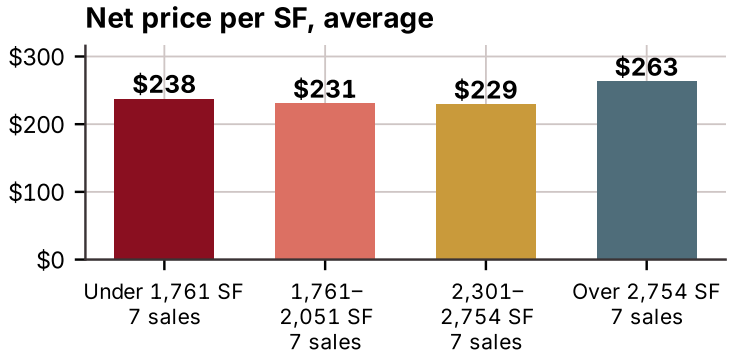
The average is **$979K** for homes over 2,754 SF and **$371K** for homes under 1,761 SF. It rises step by step from the lowest range to the highest.

Defined in 8.1.1.

✓ **Real difference** · large

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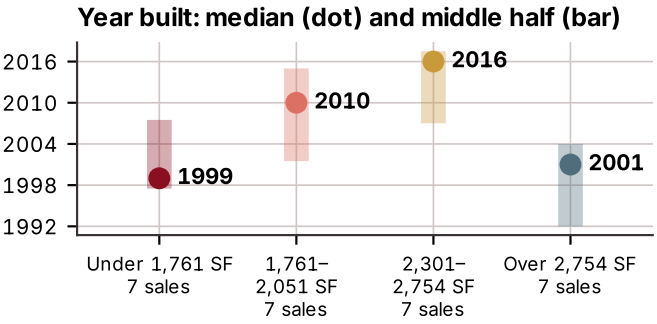
4.4 Net price per SF: no clear difference



The average is **$263 per SF** for homes over 2,754 SF and **$238 per SF** for homes under 1,761 SF. It does not move in a straight line; homes over 2,754 SF are highest. Defined in 8.1.2.

– No clear difference · could be chance

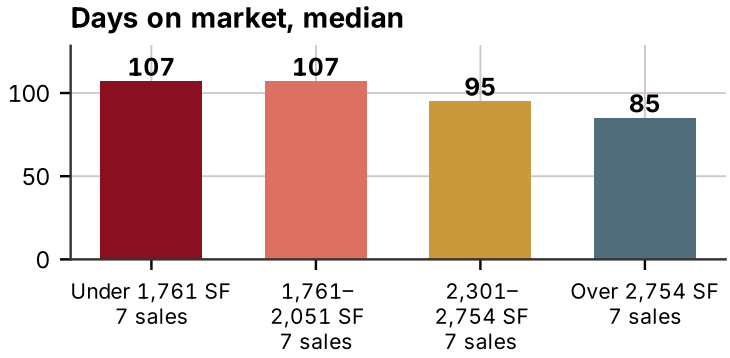
4.5 Year built: no clear difference



The median is **2001** for homes over 2,754 SF and **1999** for homes under 1,761 SF. It does not move in a straight line; homes 2,301–2,754 SF are highest. Defined in 8.1.4.

– No clear difference · could be chance

4.6 Days on market: no clear difference

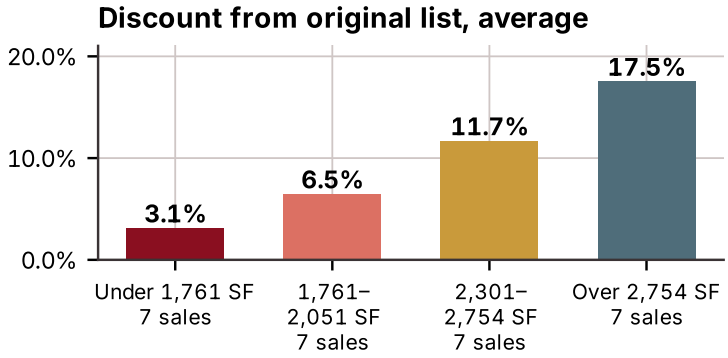


The median is **85 days** for homes over 2,754 SF and **107 days** for homes under 1,761 SF. It falls step by step from the lowest range to the highest. Defined in 8.1.5.

– No clear difference · could be chance

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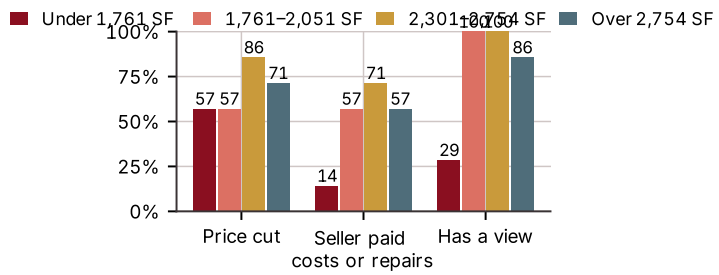
4.7 Discount from original list: no clear difference



The average is **17.5%** for homes over 2,754 SF and **3.1%** for homes under 1,761 SF. It rises step by step from the lowest range to the highest. Defined in 8.1.6.

– No clear difference · could be chance

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



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

- 71% of homes over 2,754 SF had a price cut before sale, against 57% of homes under 1,761 SF. Defined in 8.1.7.
- 57% of homes over 2,754 SF had the seller pay closing costs or repairs, against 14% of homes under 1,761 SF. Defined in 8.1.8.
- 86% of homes over 2,754 SF have a view, against 29% of homes under 1,761 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: ✓ **Real difference** · large

4.9 The numbers: price and size

	Under 1,761 SF 7 sales	1,761–2,051 SF 7 sales	2,301–2,754 SF 7 sales	Over 2,754 SF 7 sales	All 28 sales	Real difference?
Net sale price average	$370,507	$448,693	$574,791	$979,429	$593,355	✓ large
Net price per SF average	$238	$231	$229	$263	$240	unclear
Living area average	1,564	1,943	2,508	3,610	2,406	by design
Year built median	1999	2010	2016	2001	2006	unclear

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4.10 The numbers: selling

	Under 1,761 SF 7 sales	1,761–2,051 SF 7 sales	2,301–2,754 SF 7 sales	Over 2,754 SF 7 sales	All 28 sales	Real difference?
Days on market median	107	107	95	85	104	unclear
Discount from original list average	3.1%	6.5%	11.7%	17.5%	9.7%	unclear
Price cut before sale	57%	57%	86%	71%	68%	unclear
Seller paid closing costs or repairs	14%	57%	71%	57%	50%	unclear
Has a view	29%	100%	100%	86%	79%	✓ large

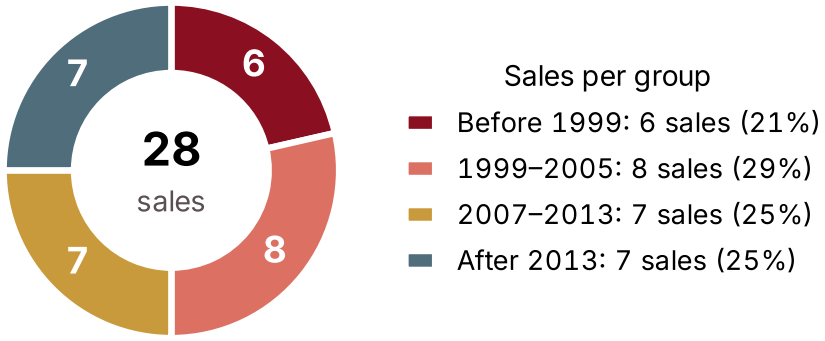
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.2.

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5. Quartiles by year built

Resale homes · 28 sales · November 5, 2025 – November 4, 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.

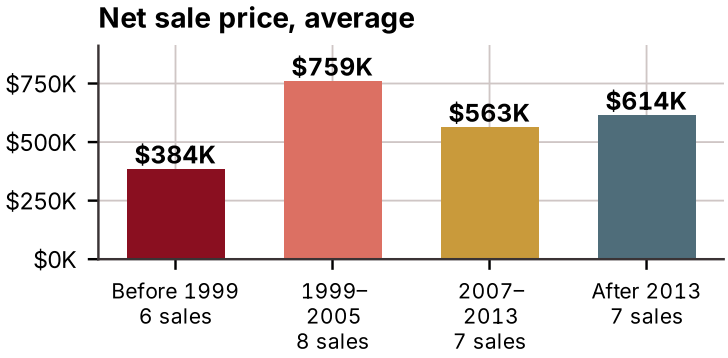
5.2 At a glance

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 1999	1999–2005	2007–2013	After 2013	Real difference?
Net sale price	$384K	$759K	$563K	$614K	unclear
Net price per SF	$193 per SF	$263 per SF	$247 per SF	$247 per SF	unclear
Living area	2,023 SF	2,758 SF	2,296 SF	2,443 SF	unclear
Days on market	80 days	24 days	236 days	100 days	unclear
Discount from original list	14.6%	3.5%	10.8%	11.5%	unclear
Price cut before sale	50%	38%	86%	100%	unclear
Seller paid closing costs or repairs	50%	50%	43%	57%	unclear
Has a view	67%	62%	86%	100%	unclear

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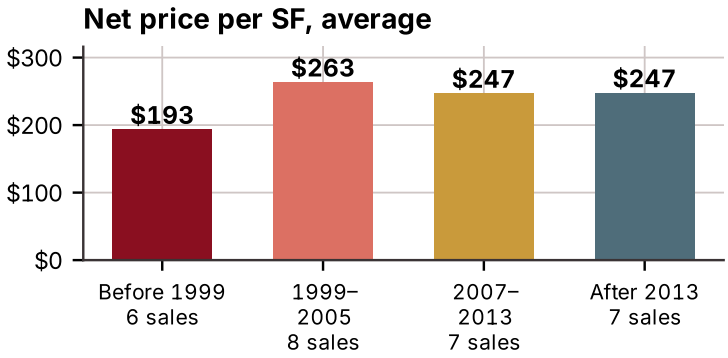
5.3 Net sale price: no clear difference



The average is **$614K** for homes built after 2013 and **$384K** for homes built before 1999. It does not move in a straight line; homes built 1999–2005 are highest. Defined in 8.1.1.

– No clear difference · could be chance

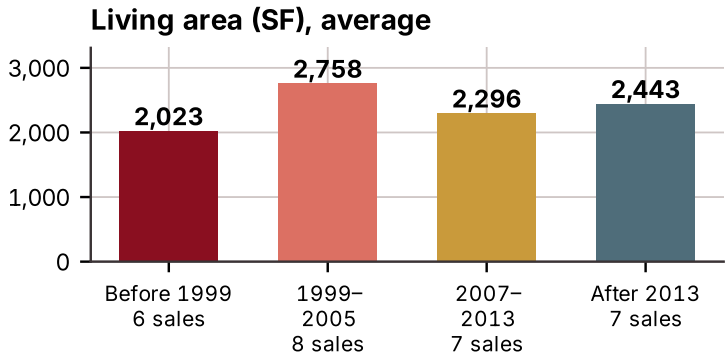
5.4 Net price per SF: no clear difference



The average is **$247 per SF** for homes built after 2013 and **$193 per SF** for homes built before 1999. It does not move in a straight line; homes built 1999–2005 are highest. Defined in 8.1.2.

– No clear difference · could be chance

5.5 Living area: no clear difference

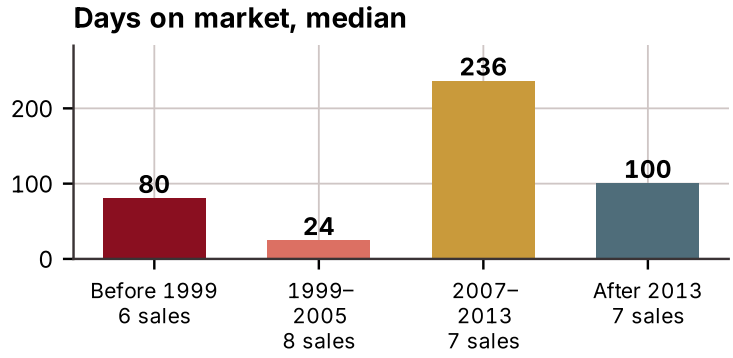


The average is **2,443 SF** for homes built after 2013 and **2,023 SF** for homes built before 1999. It does not move in a straight line; homes built 1999–2005 are highest. Defined in 8.1.3.

– No clear difference · could be chance

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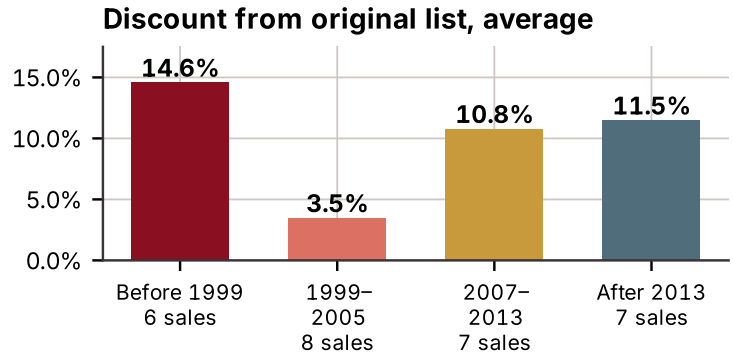
5.6 Days on market: no clear difference



The median is **100 days** for homes built after 2013 and **80 days** for homes built before 1999. It does not move in a straight line; homes built 2007–2013 are highest. Defined in 8.1.5.

– No clear difference · could be chance

5.7 Discount from original list: no clear difference

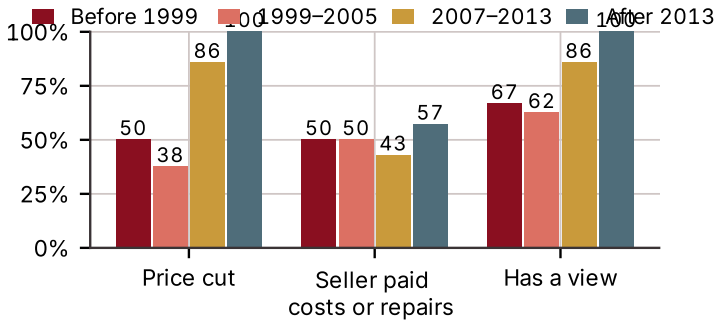


The average is **11.5%** for homes built after 2013 and **14.6%** for homes built before 1999. It does not move in a straight line; homes built before 1999 are highest. Defined in 8.1.6.

– No clear difference · could be chance

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



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

- 100% of homes built after 2013 had a price cut before sale, against 50% of homes built before 1999. Defined in 8.1.7.
- 57% of homes built after 2013 had the seller pay closing costs or repairs, against 50% of homes built before 1999. Defined in 8.1.8.
- 100% of homes built after 2013 have a view, against 67% of homes built before 1999. 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 1999 6 sales	1999–2005 8 sales	2007–2013 7 sales	After 2013 7 sales	All 28 sales	Real difference?
Net sale price average	$384,167	$759,256	$562,571	$613,841	$593,355	unclear
Net price per SF average	$193	$263	$247	$247	$240	unclear
Living area average	2,023	2,758	2,296	2,443	2,406	unclear
Year built median	1979	2001	2010	2018	2006	by design

5.10 The numbers: selling

	Before 1999 6 sales	1999–2005 8 sales	2007–2013 7 sales	After 2013 7 sales	All 28 sales	Real difference?
Days on market median	80	24	236	100	104	unclear
Discount from original list average	14.6%	3.5%	10.8%	11.5%	9.7%	unclear
Price cut before sale	50%	38%	86%	100%	68%	unclear
Seller paid closing costs or repairs	50%	50%	43%	57%	50%	unclear
Has a view	67%	62%	86%	100%	79%	unclear

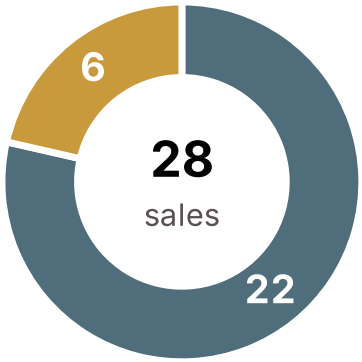
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.3.

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6. View and no view

Resale homes · 28 sales · November 5, 2025 – November 4, 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.



Sales per group
- View: 22 sales (79%)
- No view: 6 sales (21%)

Bottom line

- Homes with a view sell about 15 percentage points further below their first asking price than homes without a view.
- Homes with a view are about 730 SF (39%) larger than homes without a view.

6.1 Key differences

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

View No view

Homes with a view MLS lists a view
- Sell further below their first asking price.
- Are much larger.

Homes without a view no view listed
- Sell closer to their first asking price.
- Are much smaller.

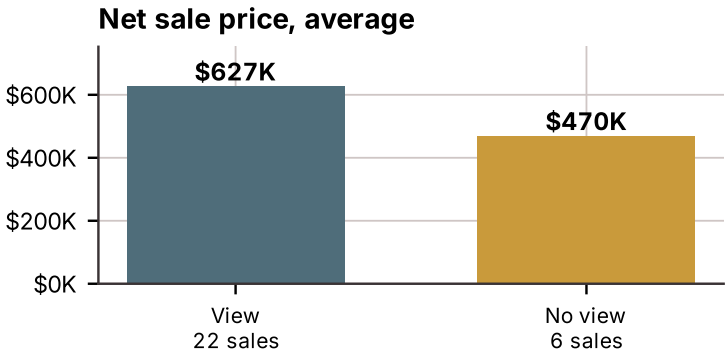
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6.2 At a glance

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	$627K	$470K	unclear
Net price per SF	$234 per SF	$262 per SF	unclear
Living area	2,562 SF **Largest**	1,836 SF **Smallest**	✓ large
Year built	2007	2000	unclear
Days on market	108 days	24 days	unclear
Discount from original list	13.0% **Biggest**	-2.4% **Smallest**	✓ large
Price cut before sale	77%	33%	unclear
Seller paid closing costs or repairs	55%	33%	unclear

6.3 Net sale price: no clear difference

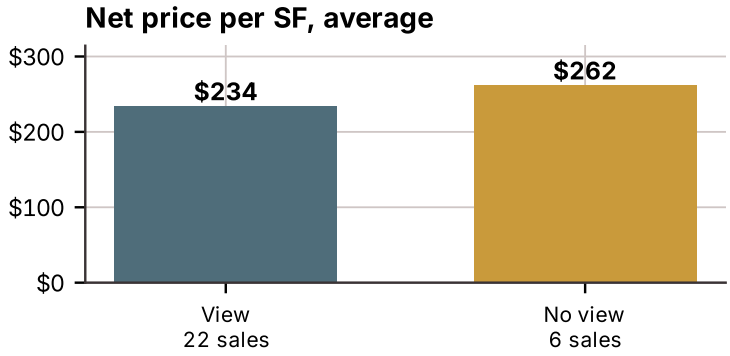


The average is **$627K** for homes with a view and **$470K** for homes without a view. Defined in 8.1.1.

– No clear difference · could be chance

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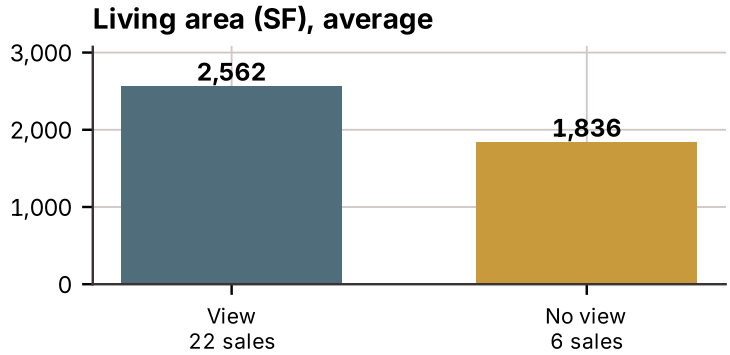
6.4 Net price per SF: no clear difference



The average is **$234 per SF** for homes with a view and **$262 per SF** for homes without a view. Defined in 8.1.2.

– No clear difference · could be chance

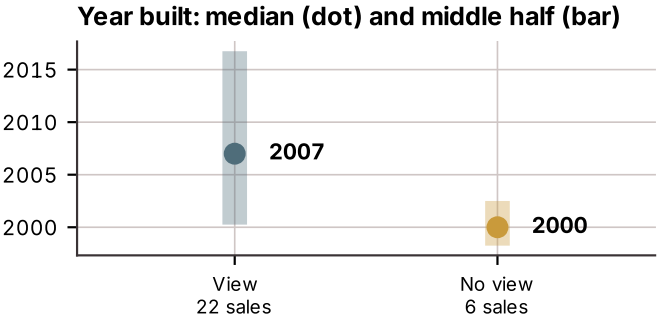
6.5 Homes with a view are about 730 SF (39%) larger than homes without a view



The average is **2,562 SF** for homes with a view and **1,836 SF** for homes without a view. Defined in 8.1.3.

✓ Real difference · large

6.6 Year built: no clear difference

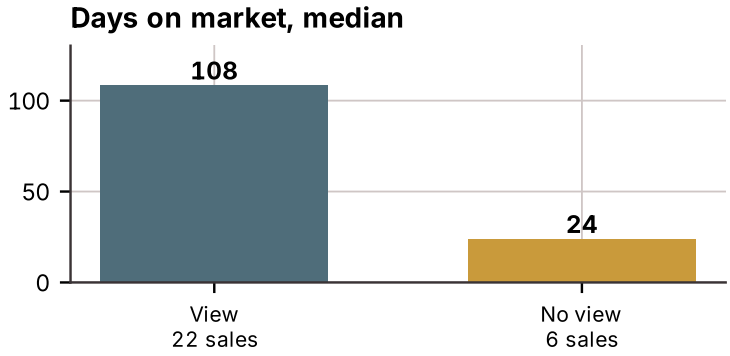


The median is **2007** for homes with a view and **2000** for homes without a view. Defined in 8.1.4.

– No clear difference · could be chance

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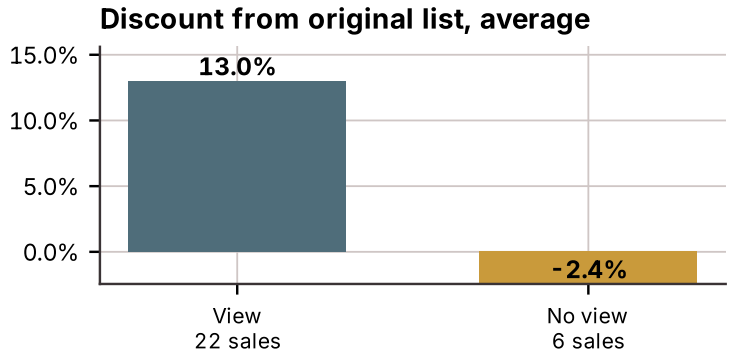
6.7 Days on market: no clear difference



The median is **108 days** for homes with a view and **24 days** for homes without a view. Defined in 8.1.5.

– No clear difference · could be chance

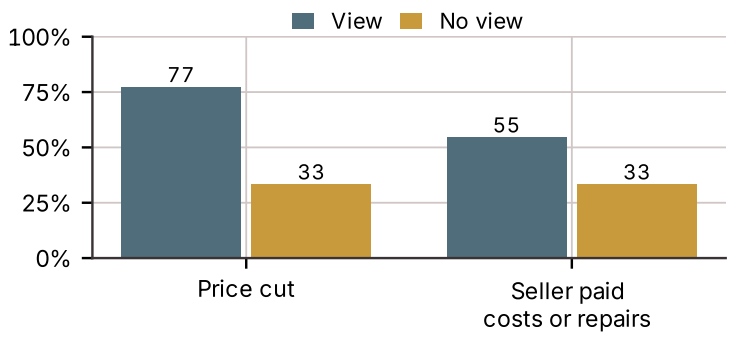
6.8 Homes with a view sell about 15 percentage points further below their first asking price than homes without a view



The average is **13.0%** for homes with a view and **-2.4%** for homes without a view. Defined in 8.1.6.

✓ **Real difference** · large

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.

- 77% of homes with a view had a price cut before sale, against 33% of homes without a view. Defined in 8.1.7.
- 55% of homes with a view had the seller pay closing costs or repairs, against 33% 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

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6.10 The numbers: price and size

	View 22 sales	No view 6 sales	All 28 sales	Real difference?
Net sale price average	$627,108	$469,592	$593,355	unclear
Net price per SF average	$234	$262	$240	unclear
Living area average	2,562	1,836	2,406	✓ large
Year built median	2007	2000	2006	unclear

6.11 The numbers: selling

	View 22 sales	No view 6 sales	All 28 sales	Real difference?
Days on market median	108	24	104	unclear
Discount from original list average	13.0%	−2.4%	9.7%	✓ large
Price cut before sale	77%	33%	68%	unclear
Seller paid closing costs or repairs	55%	33%	50%	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 · 2 sales · November 5, 2025 – November 4, 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: 2 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 Briarcliff Inc.

Measure	Average	Median
Sales		2
Net sale price	**$693,750**	$693,750
Net price per SF	**$266**	$266
Living area (SF)	**2,628**	2,628
Days on market	**126**	126
Discount from original list	**14.4%**	14.4%
Price cut before sale		100% of sales
Seller paid closing costs or repairs		0% of sales
Year built		2025–2026

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 28 resale sales. Average $593,355; median $495,000; standard deviation $328,978; middle half (25th–75th percentile) $435,000–$651,750; lowest $140,000, highest $1,800,000. 14 sales had a seller payment; their median payment was $9,725.

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 28 resale sales. Average $240; median $227; standard deviation $63; middle half (25th–75th percentile) $197–$266; lowest $83, highest $383.

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 28 resale sales. Average 2,406; median 2,176; standard deviation 848; middle half (25th–75th percentile) 1,746–2,780; lowest 1,344, highest 4,848.

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 28 resale sales. Average 2004; median 2006; standard deviation 14; middle half (25th–75th percentile) 1999–2014; lowest 1969, highest 2023.

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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 28 resale sales. Average 152; median 104; standard deviation 169; middle half (25th–75th percentile) 41–194; lowest 5, highest 731. 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 28 resale sales. Average 9.7%; median 7.5%; standard deviation 13.5%; middle half (25th–75th percentile) 5.4%–12.5%; lowest −32.6%, highest 40.0%. 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: ListPrice at close < OriginalListPrice. Reported as the share of sales (%).

The data 19 of 28 resale sales (67.9%).

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_BuyersClsgCostPdbySell + ACTRIS_RepairsAmount > 0. Reported as the share of sales (%).

The data 14 of 28 resale sales (50.0%).

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 22 sales with a view, 6 without, 0 unclassified. Most common View entries: Hill Country 19, Lake 9, Panoramic 8, Neighborhood 7, Trees/Woods 5, Park/Greenbelt 4, None 3, River 2.

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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 2026-11-05 22:00 UTC), every field. Filter: StandardStatus = Closed, PropertyType = Residential, City = Spicewood, SubdivisionName contains any of “briarcliff inc” (case-insensitive). A record is kept when its subdivision name belongs to the Briarcliff Inc family, the same rule comparable sales use.

The data Pulled November 5, 2026: 30 closed Briarcliff Inc records over the prior year, in ZIP 78669. 11 subdivision spellings kept: Briarcliff Inc Sec 01 (5); Briarcliff Inc Sec 04 (5); Briarcliff Inc Sec 15 (4); Briarcliff Inc Sec 14 (3); Briarcliff Inc Sec 09 Amd (3); Briarcliff Inc Sec 16 (3); Briarcliff Inc Sec 12 (2); Briarcliff Inc Sec 06 (2); Briarcliff Inc Sec 13 (1); Briarcliff Inc Sec 11 (1); Briarcliff Inc Sec 10 (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 15 resale sales here (under 80), so the full year is used.

Statistically CloseDate from November 5, 2025 to November 4, 2026 inclusive.

The data 30 single-family sales in the window: 28 resale, 2 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 28 resale; 2 new construction.

8.2.4 Sales left out

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

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

The data None in this window.

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8.2.5 Quartiles and groups

In simple terms Sales lined up from lowest to highest and cut into four groups of about equal size. Each group is named by its range, for example “Under $445K”.

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 $445K: $140,000–$405,000 (7 sales); $445K–$465K: $445,000–$465,000 (7 sales); $525K–$645K: $525,000–$645,000 (7 sales); Over $645K: $672,000–$1,800,000 (7 sales)
Quartiles by living area: Under 1,761 SF: 1,344–1,699 SF (7 sales); 1,761–2,051 SF: 1,761–2,051 SF (7 sales); 2,301–2,754 SF: 2,301–2,754 SF (7 sales); Over 2,754 SF: 2,859–4,848 SF (7 sales)
Quartiles by year built: Before 1999: 1969–1998 (6 sales); 1999–2005: 1999–2005 (8 sales); 2007–2013: 2007–2013 (7 sales); After 2013: 2016–2023 (7 sales)
View and no view: View: MLS lists a view (22 sales); No view: None or Neighborhood (6 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 $593,355, median $495,000. Days on market: average 152, median 104: the average is pulled up by a few long listings.

8.2.7 Kruskal–Wallis test

In simple terms Checks whether a measure really differs across the four groups of a slice. It uses each sale's rank, not its value, so a few extreme sales cannot drive the answer.

Statistically $H = [12/(n(n+1))]\ \Sigma\ R_j^2/n_j - 3(n+1)$, compared with χ^2 on k − 1 degrees of freedom (Kruskal & Wallis, 1952). Effect size $\varepsilon^2 = H/(n-1)$: ≥ .01 small, ≥ .06 medium, ≥ .14 large (Tomczak & Tomczak, 2014). A slice is tested only when every group has at least 5 sales; smaller groups are described, not tested.

The data Run on every measure in sections 3–5; each result is in 8.3.

8.2.8 Mann–Whitney U test

In simple terms The same check when there are only two groups: view against no view.

Statistically Two-sided U test (Mann & Whitney, 1947). Effect size = rank-biserial correlation $|1 - 2U/(n_1 n_2)|$: ≥ .10 small, ≥ .30 medium, ≥ .50 large (Kerby, 2014; Cohen, 1988).

The data Run on every measure in section 6; results in 8.3.

8.2.9 Chi-square test

In simple terms Checks whether a yes/no share (price cut, seller payment, view) differs between groups more than chance would.

Statistically Pearson χ^2 on the 2 × k table of counts, no continuity correction (Pearson, 1900). Effect size Cramér's V = $\sqrt{(\chi^2/n)}$: ≥ .10 small, ≥ .30 medium, ≥ .50 large (Cramér, 1946).

The data Run on the three shares in every slice; results in 8.3.

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8.2.10 Real difference (significance)

In simple terms "Real difference" means a gap this large would be very unlikely if the groups were really alike. Because many measures are checked in each slice, the bar is set higher than usual.

Statistically Significant when $p < 0.05 \div m$, where m is the number of measures tested in that slice (Bonferroni; Dunn, 1961). The slicing variable itself differs by design and is not tested.

The data Quartiles by net sale price: m = 8, threshold $p < 0.0063$; Quartiles by living area: m = 8, threshold $p < 0.0063$; Quartiles by year built: m = 8, threshold $p < 0.0063$; View and no view: m = 8, threshold $p < 0.0063$

8.2.11 Size of a difference

In simple terms A difference can be real but small. The size word (small, medium, large) says how much the groups pull apart.

Statistically ε^2 for Kruskal–Wallis, rank-biserial r for Mann–Whitney, Cramér's V for chi-square, with the thresholds above; below the small threshold the size is "negligible".

The data 5 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 = 5.33	3	0.1491	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.197$	large
Living area	Kruskal–Wallis	H = 17.68	3	0.0005	p < 0.0063	**Yes**	$\varepsilon^2 = 0.655$	large
Year built	Kruskal–Wallis	H = 9.50	3	0.0233	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.352$	large
Days on market	Kruskal–Wallis	H = 1.19	3	0.7558	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.044$	small
Discount from original list	Kruskal–Wallis	H = 3.23	3	0.3572	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.120$	medium
Price cut before sale	Chi-square	$\chi^2 = 1.80$	3	0.6147	p < 0.0063	**Unclear**	Cramér's V = 0.254	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 5.14$	3	0.1616	p < 0.0063	**Unclear**	Cramér's V = 0.429	medium
Has a view	Chi-square	$\chi^2 = 2.55$	3	0.4671	p < 0.0063	**Unclear**	Cramér's V = 0.302	medium

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 = 17.03	3	0.0007	p < 0.0063	**Yes**	$\varepsilon^2 = 0.631$	large
Net price per SF	Kruskal–Wallis	H = 0.55	3	0.9085	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.020$	small
Year built	Kruskal–Wallis	H = 7.00	3	0.0719	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.259$	large
Days on market	Kruskal–Wallis	H = 0.60	3	0.8972	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.022$	small
Discount from original list	Kruskal–Wallis	H = 6.31	3	0.0974	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.234$	large
Price cut before sale	Chi-square	$\chi^2 = 1.80$	3	0.6147	p < 0.0063	**Unclear**	Cramér's V = 0.254	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 5.14$	3	0.1616	p < 0.0063	**Unclear**	Cramér's V = 0.429	medium
Has a view	Chi-square	$\chi^2 = 14.42$	3	0.0024	p < 0.0063	**Yes**	Cramér's V = 0.718	large

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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 = 4.68	3	0.1968	p < 0.0063	Unclear	ε² = 0.173	large
Net price per SF	Kruskal–Wallis	H = 3.63	3	0.3040	p < 0.0063	Unclear	ε² = 0.135	medium
Living area	Kruskal–Wallis	H = 2.70	3	0.4401	p < 0.0063	Unclear	ε² = 0.100	medium
Days on market	Kruskal–Wallis	H = 7.41	3	0.0599	p < 0.0063	Unclear	ε² = 0.275	large
Discount from original list	Kruskal–Wallis	H = 4.72	3	0.1932	p < 0.0063	Unclear	ε² = 0.175	large
Price cut before sale	Chi-square	χ^2 = 8.60	3	0.0352	p < 0.0063	Unclear	Cramér's V = 0.554	large
Seller paid closing costs or repairs	Chi-square	χ^2 = 0.29	3	0.9627	p < 0.0063	Unclear	Cramér's V = 0.101	small
Has a view	Chi-square	χ^2 = 3.85	3	0.2777	p < 0.0063	Unclear	Cramér's V = 0.371	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 = 89.00	—	0.2076	p < 0.0063	Unclear	rank-biserial r = 0.348	medium
Net price per SF	Mann–Whitney U	U = 50.00	—	0.3954	p < 0.0063	Unclear	rank-biserial r = 0.242	small
Living area	Mann–Whitney U	U = 114.00	—	0.0053	p < 0.0063	Yes	rank-biserial r = 0.727	large
Year built	Mann–Whitney U	U = 91.00	—	0.1697	p < 0.0063	Unclear	rank-biserial r = 0.379	medium
Days on market	Mann–Whitney U	U = 103.50	—	0.0382	p < 0.0063	Unclear	rank-biserial r = 0.568	large
Discount from original list	Mann–Whitney U	U = 115.00	—	0.0042	p < 0.0063	Yes	rank-biserial r = 0.742	large
Price cut before sale	Chi-square	χ^2 = 4.17	1	0.0411	p < 0.0063	Unclear	Cramér's V = 0.386	medium
Seller paid closing costs or repairs	Chi-square	χ^2 = 0.85	1	0.3570	p < 0.0063	Unclear	Cramér's V = 0.174	small

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8.4 Data notes

Left out of the analysis: 2 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 28 closed MLS resale sales; the 2 new-construction sales appear only in their own section, as basic statistics. Sale and listing data: ABOR MLS via secure APIs, pulled November 5, 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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