Spicewood

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

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

RESALE SALES, 180 DAYS	MEDIAN NET SALE PRICE	MEDIAN NET PRICE PER SF	MEDIAN DAYS ON MARKET
132	**$708,500**	**$273**	**110 days**
single-family resale homes	average $1,001,927	average $312	average 158 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 · 132 sales · May 26, 2026 – November 21, 2026

This study looks at the **132 resale homes** sold in Spicewood in the **180 days** to November 21, 2026. New construction is left out and shown on its own in section 7. The homes are compared four ways: **by price**, **by living area**, **by year built** and **with or without a view**. The first three are split into four equal groups (quartiles), each named by its range.

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

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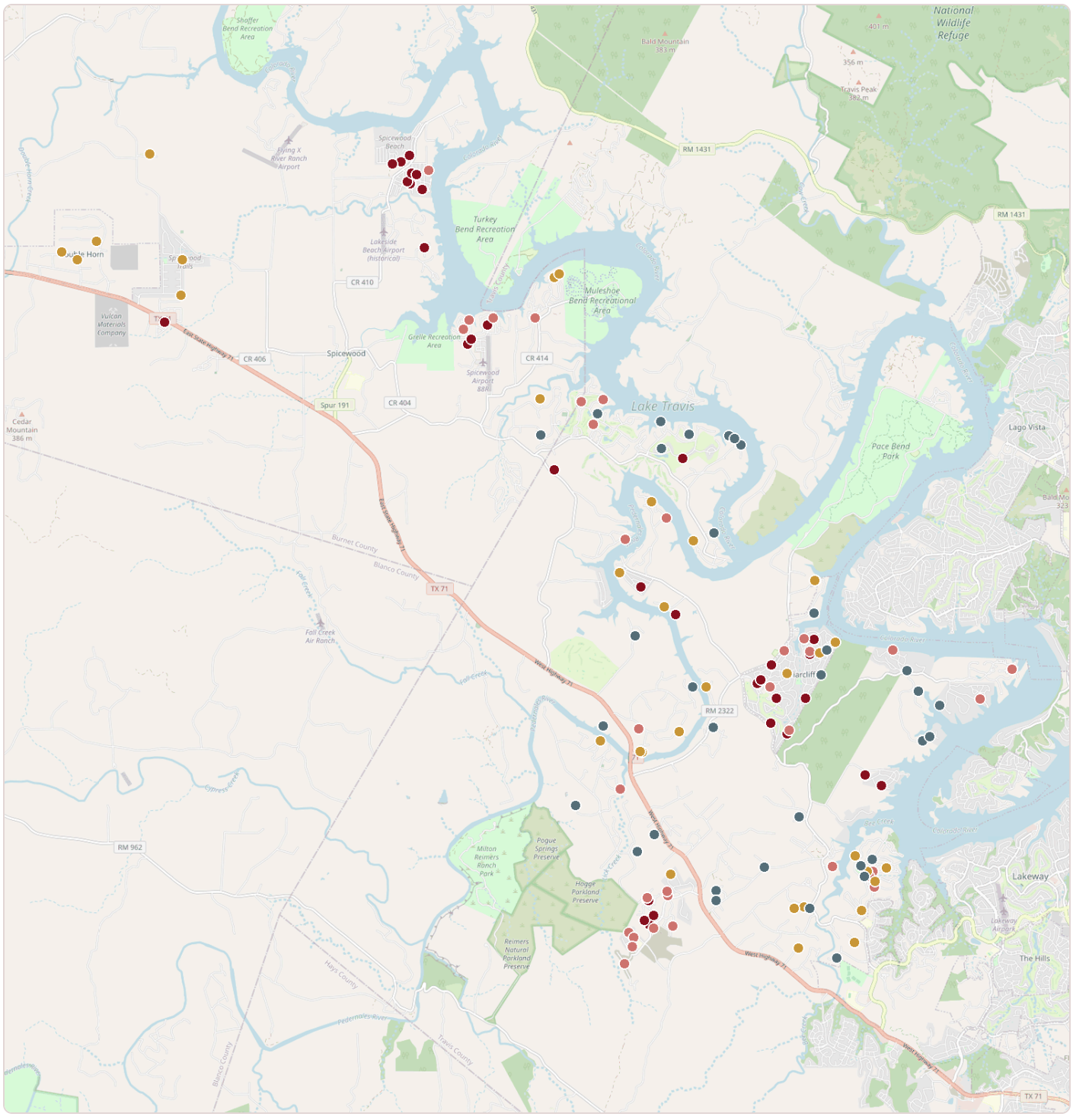
2. Where the resale homes sold

132 resale homes · colored by price range

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



● Under $521K · 33 sales ● $521K–$707K · 33 sales ● $710K–$1.13M · 33 sales ● Over $1.13M · 33 sales

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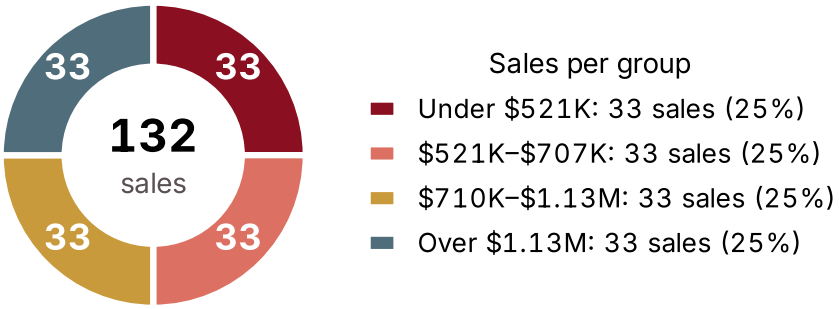
3. Quartiles by net sale price

Resale homes · 132 sales · May 26, 2026 – November 21, 2026

Sales ranked by net sale price and cut into four equal groups. This is the usual way to read a market by price.



Bottom line

- Homes over $1.13M are about 3,040 SF (171%) larger than homes under $521K.
- Homes over $1.13M sell for about $227 per SF (103%) more than homes under $521K.

3.1 Key differences

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

Under $521K $521K–$707K $710K–$1.13M Over $1.13M

Higher-priced homes Over $1.13M

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

Lower-priced homes Under $521K

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

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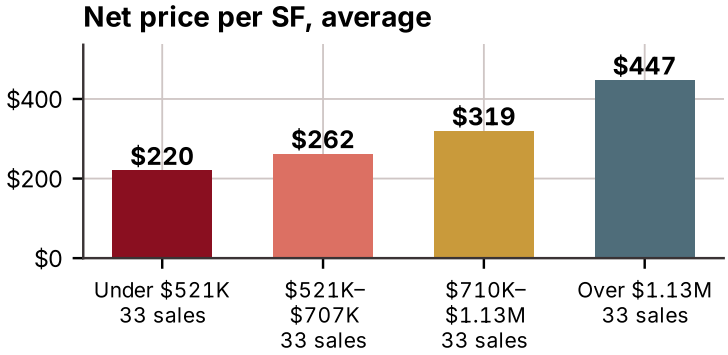
3.2 At a glance

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 $521K	$521K–$707K	$710K–$1.13M	Over $1.13M	Real difference?
Net price per SF	$220 per SF **Lowest**	$262 per SF	$319 per SF	$447 per SF **Highest**	✓ large
Living area	1,773 SF **Smallest**	2,487 SF	2,986 SF	4,811 SF **Largest**	✓ large
Year built	2008	2004	2007	2007	unclear
Days on market	107 days	108 days	120 days	111 days	unclear
Discount from original list	9.1%	12.7%	11.1%	14.5%	unclear
Price cut before sale	64%	55%	58%	58%	unclear
Seller paid closing costs or repairs	58%	61%	39%	42%	unclear
Has a view	82%	94%	94%	100%	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 $1.13M sell for about $227 per SF (103%) more than homes under $521K



The average is **$447 per SF** for homes over $1.13M and **$220 per SF** for homes under $521K. It rises step by step from the lowest range to the highest. Defined in 8.1.2.

✓ **Real difference** · large

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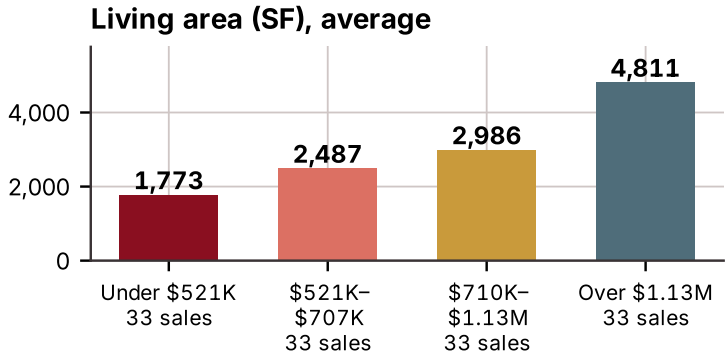
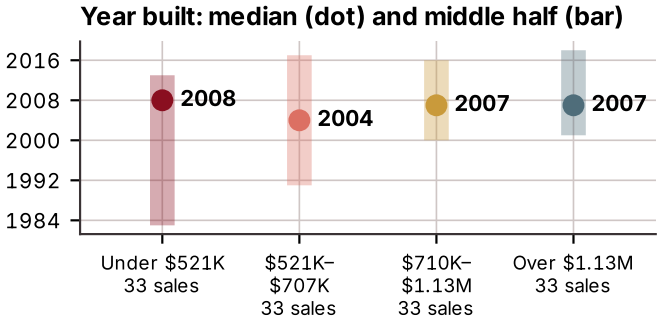
3.4 Homes over $1.13M are about 3,040 SF (171%) larger than homes under $521K



The average is **4,811 SF** for homes over $1.13M and **1,773 SF** for homes under $521K. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

✓ **Real difference** · large

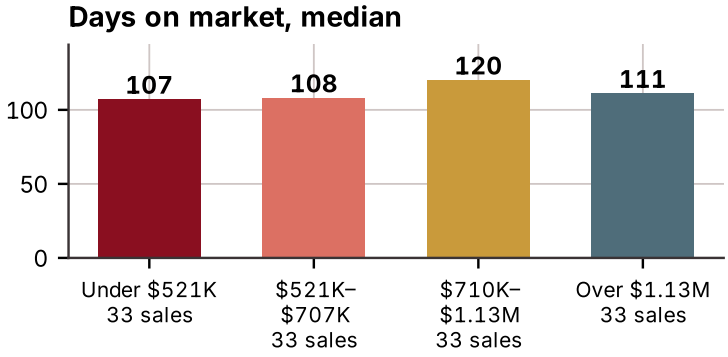
3.5 Year built: no clear difference



The median is **2007** for homes over $1.13M and **2008** for homes under $521K. It does not move in a straight line; homes under $521K are highest. Defined in 8.1.4.

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

3.6 Days on market: no clear difference



The median is **111 days** for homes over $1.13M and **107 days** for homes under $521K. It does not move in a straight line; homes $710K–$1.13M are highest. Defined in 8.1.5.

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

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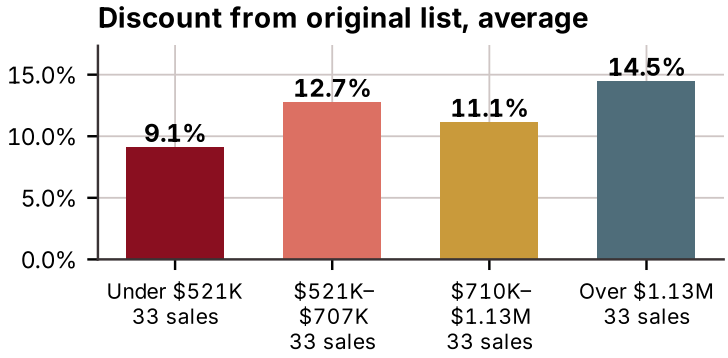
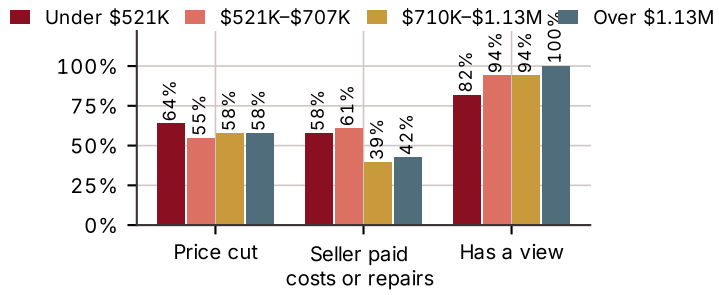
3.7 Discount from original list: no clear difference



The average is **14.5%** for homes over $1.13M and **9.1%** for homes under $521K. It does not move in a straight line; homes over $1.13M 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.

- 58% of homes over $1.13M had a price cut before sale, against 64% of homes under $521K. Defined in 8.1.7.
- 42% of homes over $1.13M had the seller pay closing costs or repairs, against 58% of homes under $521K. Defined in 8.1.8.
- 100% of homes over $1.13M have a view, against 82% of homes under $521K. 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 $521K 33 sales	$521K–$707K 33 sales	$710K–$1.13M 33 sales	Over $1.13M 33 sales	All 132 sales	Real difference?
Net sale price average	$382,680	$599,266	$887,091	$2,138,672	$1,001,927	by design
Net price per SF average	$220	$262	$319	$447	$312	✓ large
Living area average	1,773	2,487	2,986	4,811	3,014	✓ large
Year built median	2008	2004	2007	2007	2007	unclear

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3.10 The numbers: selling

	Under $521K 33 sales	$521K–$707K 33 sales	$710K–$1.13M 33 sales	Over $1.13M 33 sales	All 132 sales	Real difference?
Days on market median	107	108	120	111	110	unclear
Discount from original list average	9.1%	12.7%	11.1%	14.5%	11.8%	unclear
Price cut before sale	64%	55%	58%	58%	58%	unclear
Seller paid closing costs or repairs	58%	61%	39%	42%	50%	unclear
Has a view	82%	94%	94%	100%	92%	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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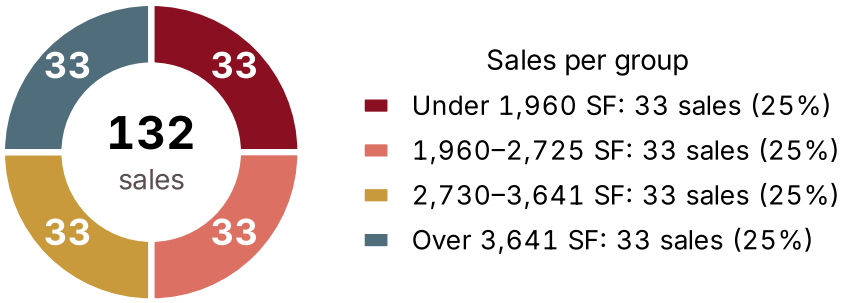
4. Quartiles by living area

Resale homes · 132 sales · May 26, 2026 – November 21, 2026

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



Bottom line

- Homes over 3,641 SF sell for about $1.58M (341%) more than homes under 1,960 SF.
- Homes over 3,641 SF sell for about $112 per SF (37%) more than homes under 1,960 SF.

4.1 Key differences

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

Under 1,960 SF · 1,960–2,725 SF · 2,730–3,641 SF · Over 3,641 SF

Larger homes Over 3,641 SF

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

Smaller homes Under 1,960 SF

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

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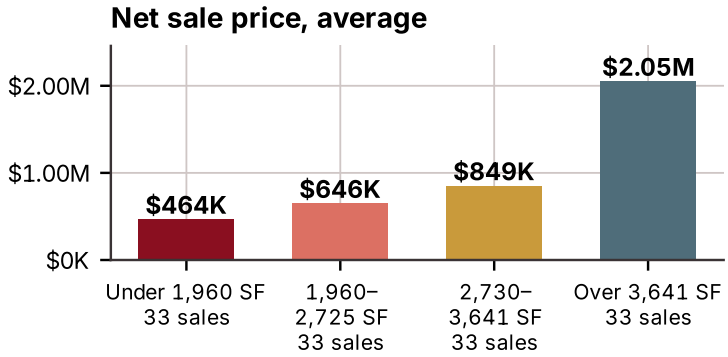
4.2 At a glance

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 1,960 SF	1,960–2,725 SF	2,730–3,641 SF	Over 3,641 SF	Real difference?
Net sale price	$464K Lowest	$646K	$849K	$2.05M Highest	✓ large
Net price per SF	$300 per SF	$272 per SF	$264 per SF Lowest	$412 per SF Highest	✓ large
Year built	1993	2010	2008	2006	unclear
Days on market	107 days	104 days	137 days	91 days	unclear
Discount from original list	10.5%	10.7%	10.7%	15.5%	unclear
Price cut before sale	61%	61%	48%	64%	unclear
Seller paid closing costs or repairs	55%	48%	55%	42%	unclear
Has a view	88%	94%	88%	100%	unclear

4.3 Homes over 3,641 SF sell for about $1.58M (341%) more than homes under 1,960 SF



The average is **$2.05M** for homes over 3,641 SF and **$464K** for homes under 1,960 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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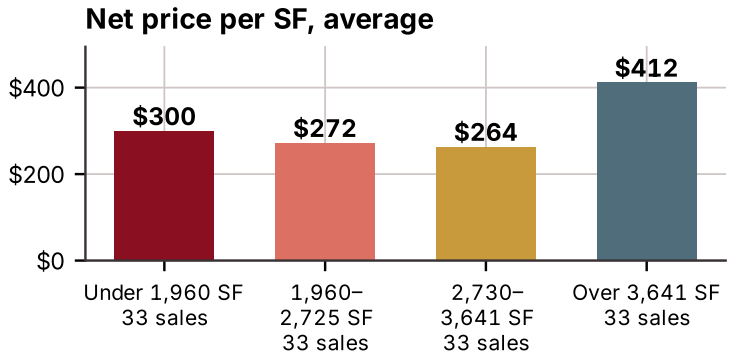
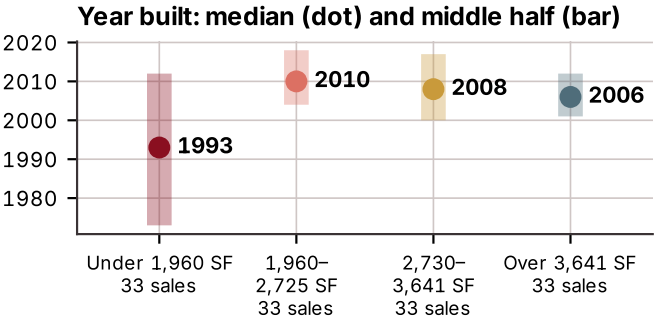
4.4 Homes over 3,641 SF sell for about $112 per SF (37%) more than homes under 1,960 SF



The average is **$412 per SF** for homes over 3,641 SF and **$300 per SF** for homes under 1,960 SF. It does not move in a straight line; homes over 3,641 SF are highest. Defined in 8.1.2.

✓ **Real difference** · large

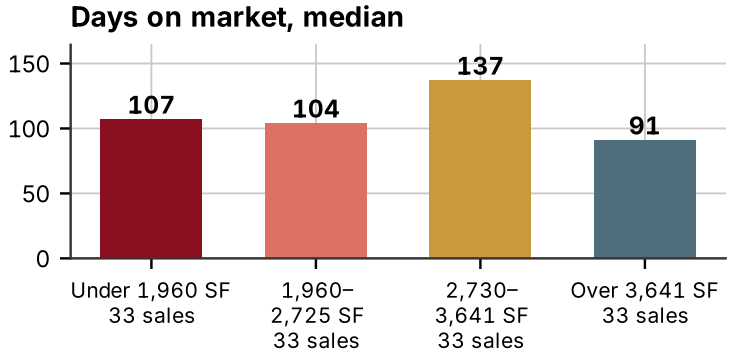
4.5 Year built: no clear difference



The median is **2006** for homes over 3,641 SF and **1993** for homes under 1,960 SF. It does not move in a straight line; homes 1,960–2,725 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 **91 days** for homes over 3,641 SF and **107 days** for homes under 1,960 SF. It does not move in a straight line; homes 2,730–3,641 SF are highest. Defined in 8.1.5.

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

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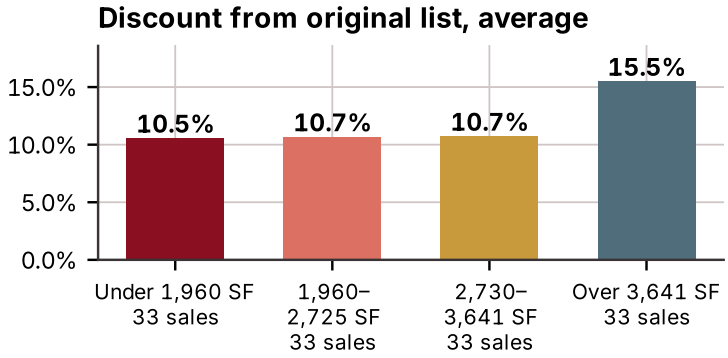
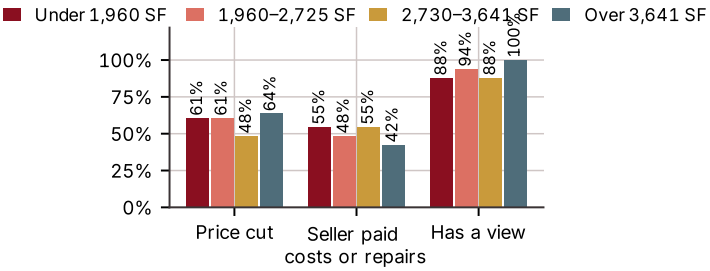
4.7 Discount from original list: no clear difference



The average is **15.5%** for homes over 3,641 SF and **10.5%** for homes under 1,960 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.

- 64% of homes over 3,641 SF had a price cut before sale, against 61% of homes under 1,960 SF. Defined in 8.1.7.
- 42% of homes over 3,641 SF had the seller pay closing costs or repairs, against 55% of homes under 1,960 SF. Defined in 8.1.8.
- 100% of homes over 3,641 SF have a view, against 88% of homes under 1,960 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 1,960 SF 33 sales	1,960–2,725 SF 33 sales	2,730–3,641 SF 33 sales	Over 3,641 SF 33 sales	All 132 sales	Real difference?
Net sale price average	$464,015	$646,469	$849,171	$2,048,053	$1,001,927	✓ large
Net price per SF average	$300	$272	$264	$412	$312	✓ large
Living area average	1,557	2,374	3,182	4,943	3,014	by design
Year built median	1993	2010	2008	2006	2007	unclear

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4.10 The numbers: selling

	Under 1,960 SF 33 sales	1,960–2,725 SF 33 sales	2,730–3,641 SF 33 sales	Over 3,641 SF 33 sales	All 132 sales	Real difference?
Days on market median	107	104	137	91	110	unclear
Discount from original list average	10.5%	10.7%	10.7%	15.5%	11.8%	unclear
Price cut before sale	61%	61%	48%	64%	58%	unclear
Seller paid closing costs or repairs	55%	48%	55%	42%	50%	unclear
Has a view	88%	94%	88%	100%	92%	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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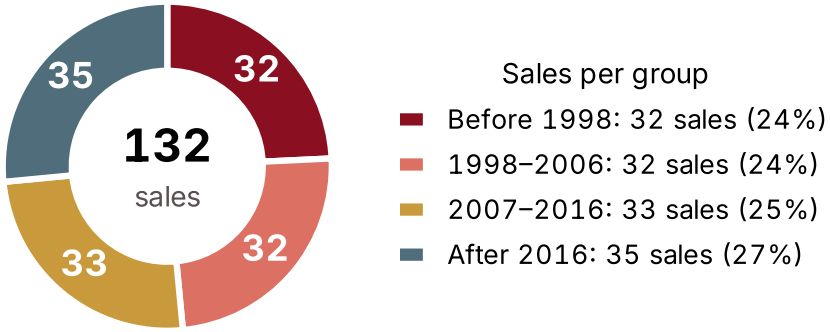
5. Quartiles by year built

Resale homes · 132 sales · May 26, 2026 – November 21, 2026

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



Bottom line

- Homes built after 2016 are about 790 SF (37%) larger than homes built before 1998.

5.1 Key differences

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

Before 1998 1998–2006 2007–2016 After 2016

Newer homes After 2016

- Are much larger.

Older homes Before 1998

- Are much smaller.

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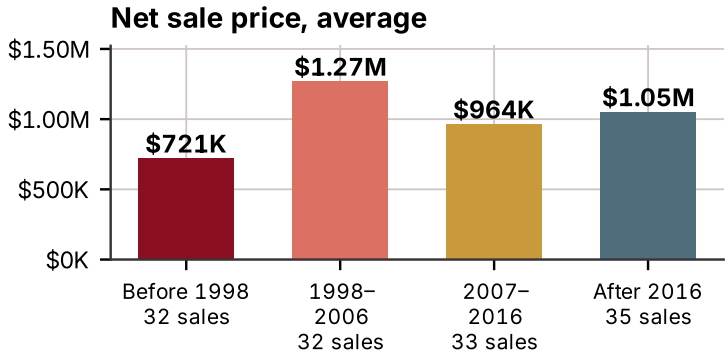
5.2 At a glance

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 1998	1998–2006	2007–2016	After 2016	Real difference?
Net sale price	$721K	$1.27M	$964K	$1.05M	unclear
Net price per SF	$327 per SF	$314 per SF	$281 per SF	$326 per SF	unclear
Living area	2,138 SF **Smallest**	3,739 SF **Largest**	3,246 SF	2,933 SF	✓ large
Days on market	138 days	102 days	114 days	100 days	unclear
Discount from original list	14.5%	11.0%	11.0%	10.9%	unclear
Price cut before sale	56%	53%	64%	60%	unclear
Seller paid closing costs or repairs	47%	56%	58%	40%	unclear
Has a view	94%	91%	91%	94%	unclear

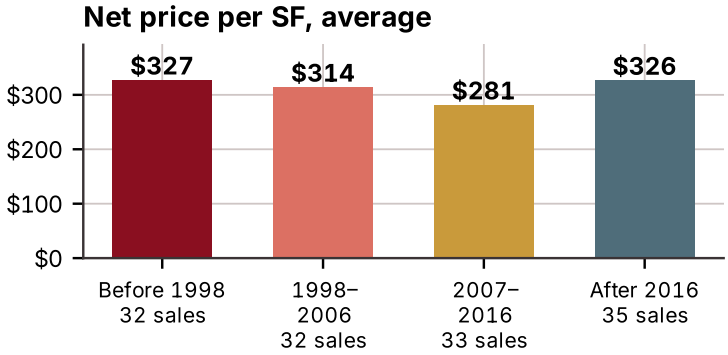
5.3 Net sale price: no clear difference



The average is **$1.05M** for homes built after 2016 and **$721K** for homes built before 1998. It does not move in a straight line; homes built 1998–2006 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 **$326 per SF** for homes built after 2016 and **$327 per SF** for homes built before 1998. It does not move in a straight line; homes built before 1998 are highest. Defined in 8.1.2.

– No clear difference · could be chance

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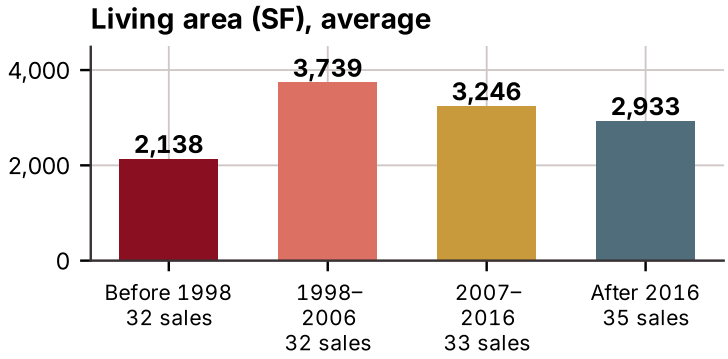
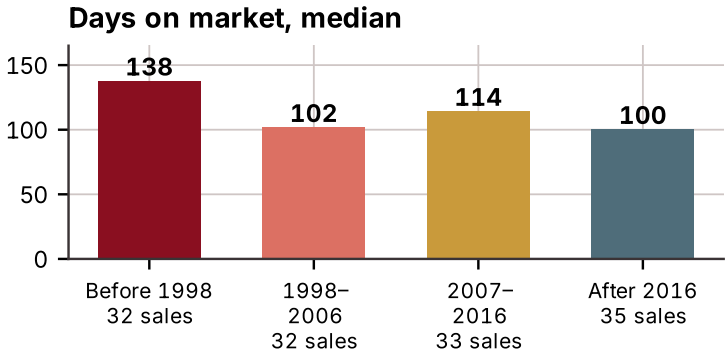
5.5 Homes built after 2016 are about 790 SF (37%) larger than homes built before 1998



The average is **2,933 SF** for homes built after 2016 and **2,138 SF** for homes built before 1998. It does not move in a straight line; homes built 1998–2006 are highest. Defined in 8.1.3.

✓ **Real difference** · large

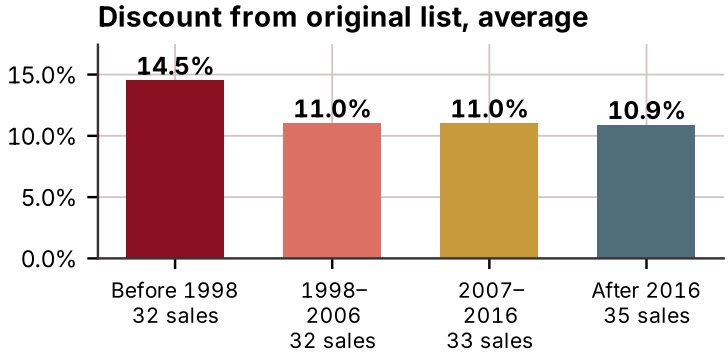
5.6 Days on market: no clear difference



The median is **100 days** for homes built after 2016 and **138 days** for homes built before 1998. It does not move in a straight line; homes built before 1998 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 **10.9%** for homes built after 2016 and **14.5%** for homes built before 1998. It falls step by step from the lowest range to the highest. Defined in 8.1.6.

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

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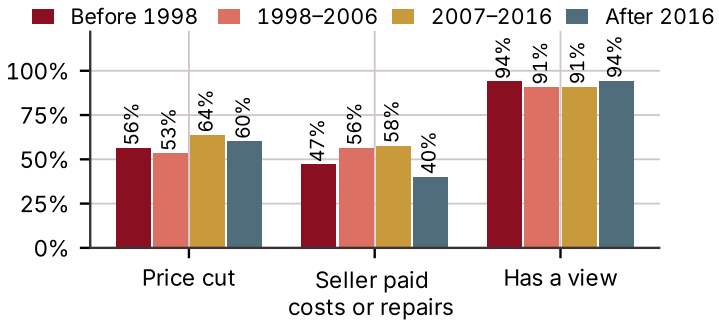
5.8 How often: price cut before sale, seller paid closing costs or repairs, has a view



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

- 60% of homes built after 2016 had a price cut before sale, against 56% of homes built before 1998. Defined in 8.1.7.
- 40% of homes built after 2016 had the seller pay closing costs or repairs, against 47% of homes built before 1998. Defined in 8.1.8.
- 94% of homes built after 2016 have a view, against 94% of homes built before 1998. 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 1998 32 sales	1998–2006 32 sales	2007–2016 33 sales	After 2016 35 sales	All 132 sales	Real difference?
Net sale price average	$720,784	$1,268,459	$964,088	$1,050,963	$1,001,927	unclear
Net price per SF average	$327	$314	$281	$326	$312	unclear
Living area average	2,138	3,739	3,246	2,933	3,014	✓ large
Year built median	1982	2002	2010	2020	2007	by design

5.10 The numbers: selling

	Before 1998 32 sales	1998–2006 32 sales	2007–2016 33 sales	After 2016 35 sales	All 132 sales	Real difference?
Days on market median	138	102	114	100	110	unclear
Discount from original list average	14.5%	11.0%	11.0%	10.9%	11.8%	unclear
Price cut before sale	56%	53%	64%	60%	58%	unclear
Seller paid closing costs or repairs	47%	56%	58%	40%	50%	unclear
Has a view	94%	91%	91%	94%	92%	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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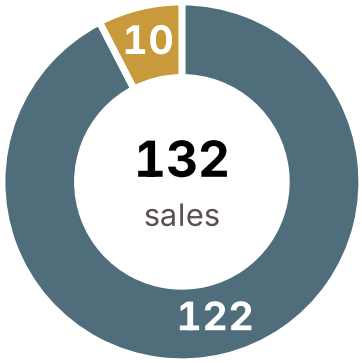
6. View and no view

Resale homes · 132 sales · May 26, 2026 – November 21, 2026

Sales where the MLS lists a view (greenbelt or park, trees, golf course, hill country, water and similar) against those listing none or only the neighborhood.



Sales per group
- View: 122 sales (92%)
- No view: 10 sales (8%)

Bottom line

- Homes with a view sell for about $109 per SF (52%) more than homes without a view.
- Homes with a view sell for about $542K (108%) more 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 for more per square foot.
- Sell for much more.

Homes without a view no view listed
- Sell for less per square foot.
- Sell for much less.

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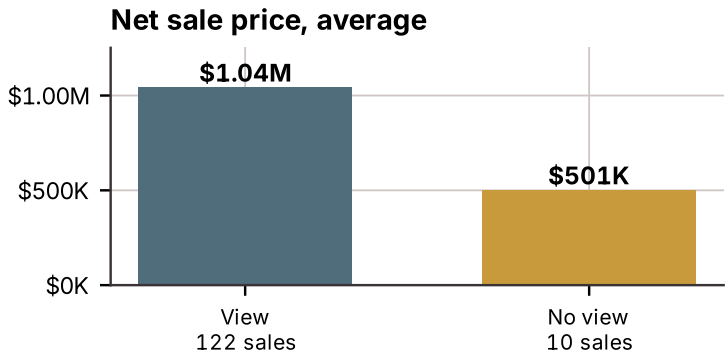
6.2 At a glance

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	$1.04M **Highest**	$501K **Lowest**	✓ large
Net price per SF	$320 per SF **Highest**	$211 per SF **Lowest**	✓ large
Living area	3,070 SF	2,330 SF	unclear
Year built	2007	2006	unclear
Days on market	108 days	122 days	unclear
Discount from original list	12.1%	9.1%	unclear
Price cut before sale	58%	60%	unclear
Seller paid closing costs or repairs	49%	60%	unclear

6.3 Homes with a view sell for about $542K (108%) more than homes without a view



The average is **$1.04M** for homes with a view and **$501K** for homes without a view.

Defined in 8.1.1.

✓ **Real difference** · large

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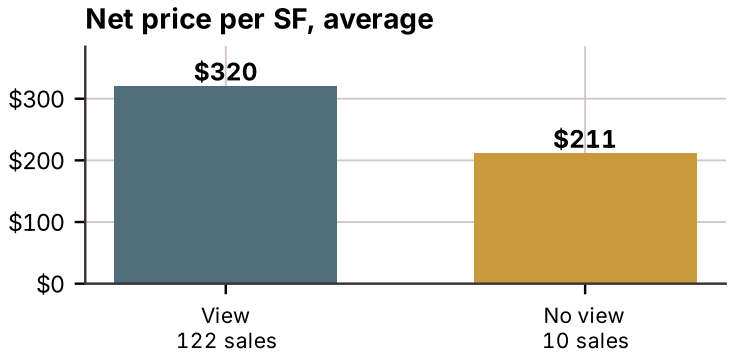
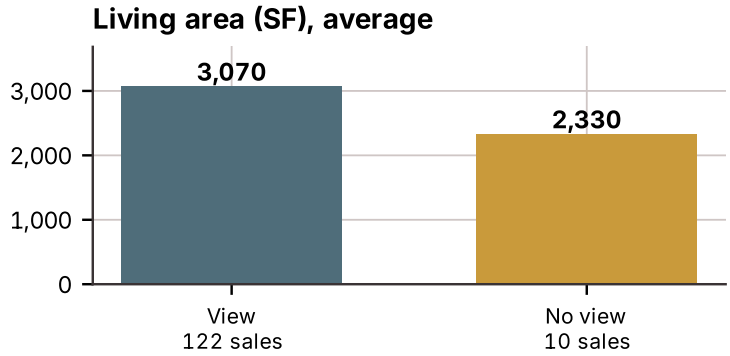
6.4 Homes with a view sell for about $109 per SF (52%) more than homes without a view



The average is **$320 per SF** for homes with a view and **$211 per SF** for homes without a view. Defined in 8.1.2.

✓ **Real difference** · large

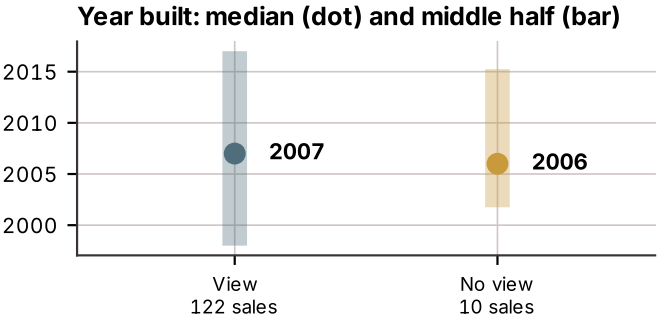
6.5 Living area: no clear difference



The average is **3,070 SF** for homes with a view and **2,330 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 **2007** for homes with a view and **2006** for homes without a view. Defined in 8.1.4.

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

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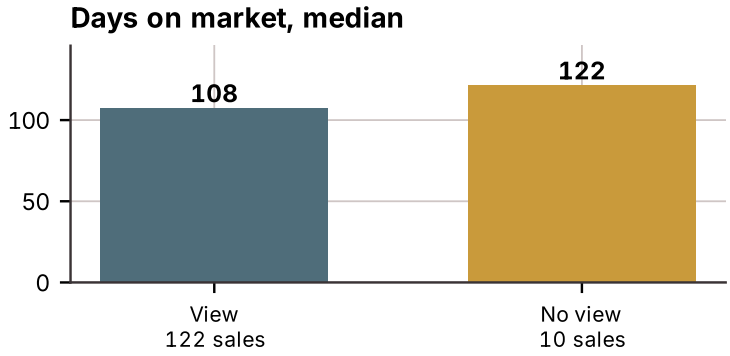
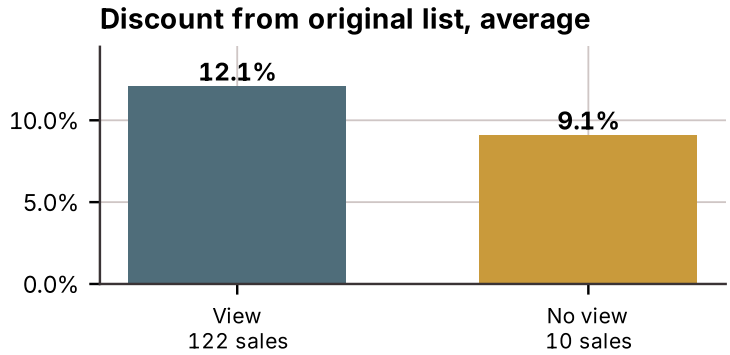
6.7 Days on market: no clear difference



The median is **108 days** for homes with a view and **122 days** for homes without a view. Defined in 8.1.5.

– No clear difference · could be chance

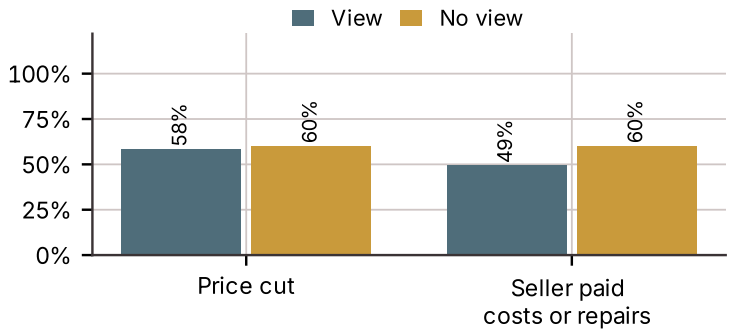
6.8 Discount from original list: no clear difference



The average is **12.1%** for homes with a view and **9.1%** 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.

- 58% of homes with a view had a price cut before sale, against 60% of homes without a view. Defined in 8.1.7.
- 49% of homes with a view had the seller pay closing costs or repairs, against 60% 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 122 sales	No view 10 sales	All 132 sales	Real difference?
Net sale price average	$1,042,978	$501,102	$1,001,927	✓ large
Net price per SF average	$320	$211	$312	✓ large
Living area average	3,070	2,330	3,014	unclear
Year built median	2007	2006	2007	unclear

6.11 The numbers: selling

	View 122 sales	No view 10 sales	All 132 sales	Real difference?
Days on market median	108	122	110	unclear
Discount from original list average	12.1%	9.1%	11.8%	unclear
Price cut before sale	58%	60%	58%	unclear
Seller paid closing costs or repairs	49%	60%	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 · 18 sales · May 26, 2026 – November 21, 2026

Homes sold new by the builder in the same 180 days. They are left out of every other section and shown here as basic figures only: 18 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 Spicewood.

Measure	Average	Median
Sales		18
Net sale price	**$749,768**	$639,458
Net price per SF	**$253**	$230
Living area (SF)	**2,833**	2,714
Days on market	**120**	92
Discount from original list	**8.1%**	6.4%
Price cut before sale		61% of sales
Seller paid closing costs or repairs		28% of sales
Year built		2017–2026

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 132 resale sales. Average $1,001,927; median $708,500; standard deviation $856,764; middle half (25th–75th percentile) $520,675–$1,135,000; lowest $171,000, highest $5,178,000. 66 sales had a seller payment; their median payment was $10,000.

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 132 resale sales. Average $312; median $273; standard deviation $143; middle half (25th–75th percentile) $218–$346; lowest $137, highest $928.

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 132 resale sales. Average 3,014; median 2,728; standard deviation 1,489; middle half (25th–75th percentile) 1,958–3,648; lowest 880, highest 11,459.

8.1.4 Year built

In simple terms The year the home was finished, as listed in the MLS. It shows whether a group leans to older or newer parts of the area.

Statistically RESO YearBuilt; summarized by the median, with the 25th–75th percentile (middle half) on the charts.

The data 132 resale sales. Average 2004; median 2007; standard deviation 17; middle half (25th–75th percentile) 1998–2017; lowest 1940, highest 2024.

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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 132 resale sales. Average 158; median 110; standard deviation 147; middle half (25th–75th percentile) 47–214; lowest 2, 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 132 resale sales. Average 11.8%; median 10.0%; standard deviation 9.9%; middle half (25th–75th percentile) 4.8%–16.1%; lowest −3.3%, highest 48.3%. 6 sales closed above their first asking price.

8.1.7 Price cut before sale

In simple terms The asking price was lowered at least once before the home went under contract.

Statistically Indicator: ListPrice at close < OriginalListPrice. Reported as the share of sales (%).

The data 77 of 132 resale sales (58.3%).

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 66 of 132 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 122 sales with a view, 10 without, 0 unclassified. Most common View entries: Hill Country 90, Trees/Woods 53, Lake 52, Panoramic 36, Water 28, Neighborhood 25, River 21, Park/Greenbelt 14.

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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 2026-11-22 12:45 UTC), every field. Filter: StandardStatus = Closed, PropertyType = Residential, City = Spicewood.

The data Pulled November 22, 2026: 275 closed Spicewood records over the prior year. ZIP codes: 2, the most sales in 78669, 78620.

8.2.2 Study window

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

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

The data 150 single-family sales in the window: 132 resale, 18 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 132 resale; 18 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 9 sale(s) other than single-family homes (condo, townhome and similar); 1 sale(s) with concessions above 10% of price

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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 $521K”.

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 $521K: $171,000–$520,000 (33 sales); $521K–$707K: $520,900–$707,000 (33 sales); $710K–$1.13M: $710,000–$1,130,000 (33 sales); Over $1.13M: $1,150,000–$5,178,000 (33 sales)
Quartiles by living area: Under 1,960 SF: 880–1,952 SF (33 sales); 1,960–2,725 SF: 1,960–2,725 SF (33 sales); 2,730–3,641 SF: 2,730–3,641 SF (33 sales); Over 3,641 SF: 3,669–11,459 SF (33 sales)
Quartiles by year built: Before 1998: 1940–1997 (32 sales); 1998–2006: 1998–2006 (32 sales); 2007–2016: 2007–2016 (33 sales); After 2016: 2017–2024 (35 sales)
View and no view: View: MLS lists a view (122 sales); No view: None or Neighborhood (10 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 $1,001,927, median $708,500. Days on market: average 158, median 110: 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 7 real differences across the four slices; sizes are listed in 8.3.

8.2.12 Rounding in the text

In simple terms Headings and sentences round figures so they read easily; the tables at the end of each section give them in full.

Statistically Prices in headings round to the nearest $1K; price per SF and days on market to the nearest whole number; living area to the nearest 10 SF; shares and percentage gaps to whole percents.

The data Days on market is always shown in days.

8.3 Test results

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

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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 = 61.26	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.468$	large
Living area	Kruskal–Wallis	H = 87.65	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.669$	large
Year built	Kruskal–Wallis	H = 1.75	3	0.6261	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.013$	small
Days on market	Kruskal–Wallis	H = 1.20	3	0.7530	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.009$	negligible
Discount from original list	Kruskal–Wallis	H = 4.36	3	0.2250	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.033$	small
Price cut before sale	Chi-square	$\chi^2 = 0.59$	3	0.8982	p < 0.0063	**Unclear**	Cramér's V = 0.067	negligible
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 4.48$	3	0.2136	p < 0.0063	**Unclear**	Cramér's V = 0.184	small
Has a view	Chi-square	$\chi^2 = 8.22$	3	0.0416	p < 0.0063	**Unclear**	Cramér's V = 0.250	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 = 81.21	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.620$	large
Net price per SF	Kruskal–Wallis	H = 19.54	3	0.0002	p < 0.0063	**Yes**	$\varepsilon^2 = 0.149$	large
Year built	Kruskal–Wallis	H = 10.28	3	0.0163	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.078$	medium
Days on market	Kruskal–Wallis	H = 2.11	3	0.5501	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.016$	small
Discount from original list	Kruskal–Wallis	H = 6.50	3	0.0896	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.050$	small
Price cut before sale	Chi-square	$\chi^2 = 1.84$	3	0.6065	p < 0.0063	**Unclear**	Cramér's V = 0.118	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 1.33$	3	0.7212	p < 0.0063	**Unclear**	Cramér's V = 0.101	small
Has a view	Chi-square	$\chi^2 = 4.76$	3	0.1902	p < 0.0063	**Unclear**	Cramér's V = 0.190	small

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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 = 10.03	3	0.0183	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.077$	medium
Net price per SF	Kruskal–Wallis	H = 1.24	3	0.7439	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.009$	negligible
Living area	Kruskal–Wallis	H = 24.91	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.190$	large
Days on market	Kruskal–Wallis	H = 0.87	3	0.8315	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.007$	negligible
Discount from original list	Kruskal–Wallis	H = 2.47	3	0.4803	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.019$	small
Price cut before sale	Chi-square	$\chi^2 = 0.84$	3	0.8408	p < 0.0063	**Unclear**	Cramér's V = 0.080	negligible
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 2.78$	3	0.4264	p < 0.0063	**Unclear**	Cramér's V = 0.145	small
Has a view	Chi-square	$\chi^2 = 0.51$	3	0.9168	p < 0.0063	**Unclear**	Cramér's V = 0.062	negligible

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 = 937.50	—	0.0049	p < 0.0063	**Yes**	rank-biserial r = 0.537	large
Net price per SF	Mann–Whitney U	U = 971.00	—	0.0019	p < 0.0063	**Yes**	rank-biserial r = 0.592	large
Living area	Mann–Whitney U	U = 797.50	—	0.1078	p < 0.0063	**Unclear**	rank-biserial r = 0.307	medium
Year built	Mann–Whitney U	U = 647.00	—	0.7535	p < 0.0063	**Unclear**	rank-biserial r = 0.061	negligible
Days on market	Mann–Whitney U	U = 627.50	—	0.8838	p < 0.0063	**Unclear**	rank-biserial r = 0.029	negligible
Discount from original list	Mann–Whitney U	U = 700.00	—	0.4415	p < 0.0063	**Unclear**	rank-biserial r = 0.148	small
Price cut before sale	Chi-square	$\chi^2 = 0.01$	1	0.9115	p < 0.0063	**Unclear**	Cramér's V = 0.010	negligible
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 0.43$	1	0.5106	p < 0.0063	**Unclear**	Cramér's V = 0.057	negligible

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8.4 Data notes

Left out of the analysis: 18 new-construction sales (basic statistics only, section 7); 9 sale(s) other than single-family homes (condo, townhome and similar); 1 sale(s) with concessions above 10% of price. 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 132 closed MLS resale sales; the 18 new-construction sales appear only in their own section, as basic statistics. Sale and listing data: ABOR MLS via secure APIs, pulled November 22, 2026. Map data © OpenStreetMap contributors. ALEX Companies · Licensed by the Texas Real Estate Commission · Broker: Alexander Tiffany Southwest, LLC (ALEX Real Estate), #565194-BB · Diane Hart Alexander, Designated Broker, #574877-B.

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