Avery Ranch East

Austin, TX 78717
Resale homes · closed Nov 8 – Nov 7, 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
27	$700,000	$239	24 days
single-family resale homes	average $691,046	average $245	average 58 days

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1. Summary

Resale homes · 27 sales · November 8, 2025 – November 7, 2026

This study looks at the **27 resale homes** sold in Avery Ranch East in the **365 days** to November 7, 2026. A full year is used because only 12 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.

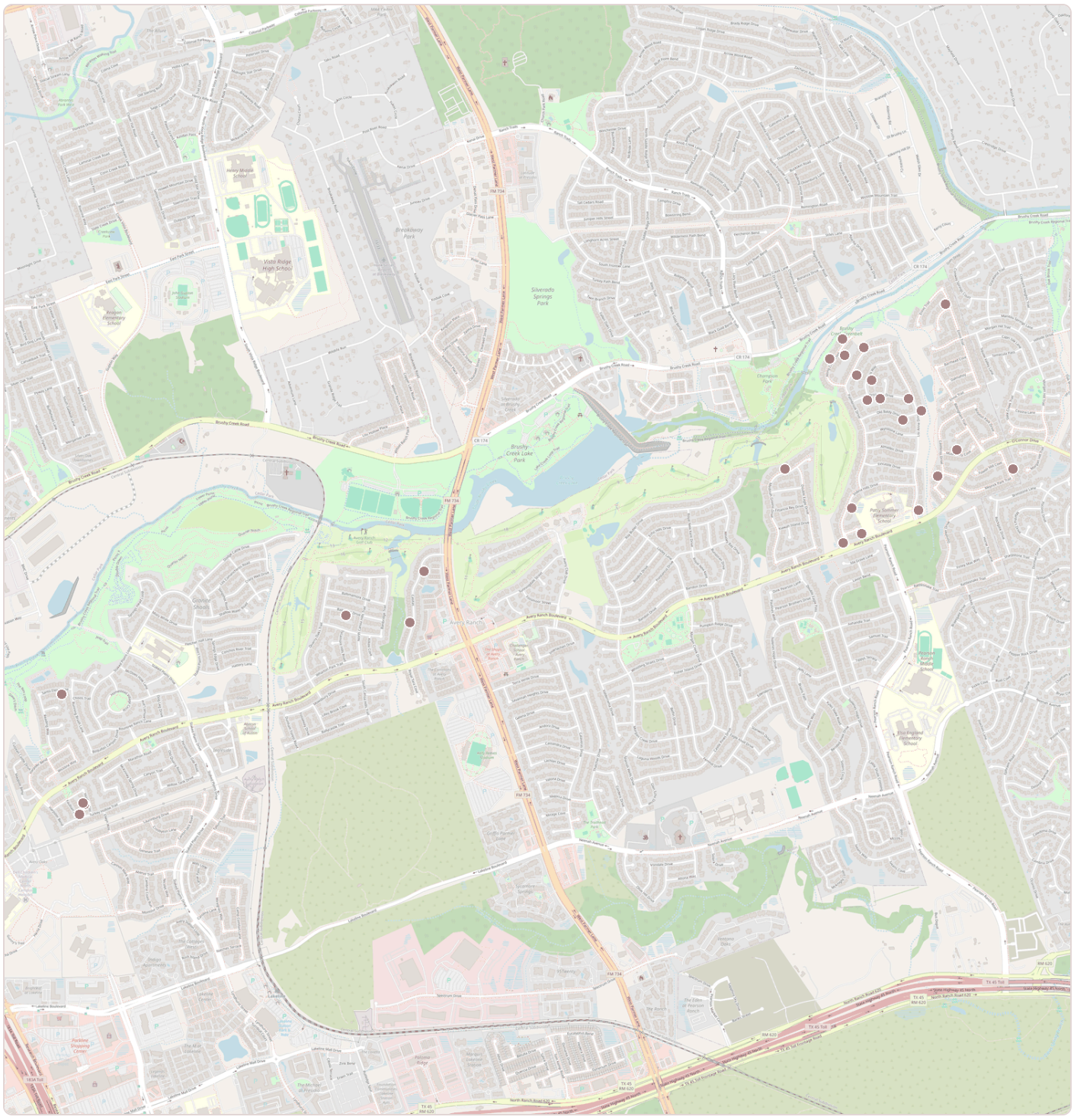
Each comparison has its own section (3–6) with everything about it in one place: the key differences, a table of every measure at a glance, the charts and the numbers.

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2. Where the resale homes sold

27 resale homes · colored by price range

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



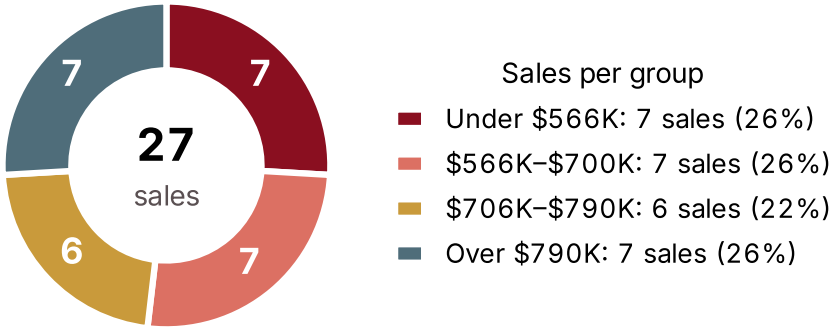
● Under $566K · 7 sales ● $566K–$700K · 7 sales ● $706K–$790K · 6 sales ● Over $790K · 7 sales

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3. Quartiles by net sale price

Resale homes · 27 sales · November 8, 2025 – November 7, 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 $790K are about 1,630 SF (82%) larger than homes under $566K.

3.1 Key differences

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

Under $566K $566K–$700K $706K–$790K Over $790K

Higher-priced homes Over $790K

- Are much larger.

Lower-priced homes Under $566K

- Are much smaller.

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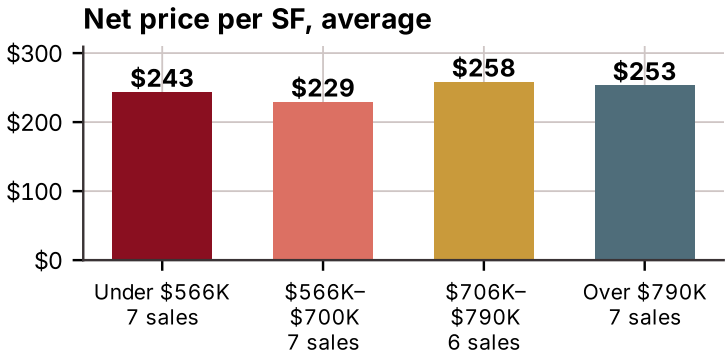
3.2 At a glance

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 $566K	$566K–$700K	$706K–$790K	Over $790K	Real difference?
Net price per SF	$243 per SF	$229 per SF	$258 per SF	$253 per SF	unclear
Living area	1,992 SF **Smallest**	2,808 SF	2,879 SF	3,621 SF **Largest**	✓ large
Year built	2005	2004	2007	2007	unclear
Days on market	25 days	76 days	12 days	24 days	unclear
Discount from original list	6.4%	4.4%	2.1%	3.2%	unclear
Price cut before sale	43%	43%	17%	0%	unclear
Seller paid closing costs or repairs	43%	43%	33%	29%	unclear
Has a view	14%	43%	33%	57%	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

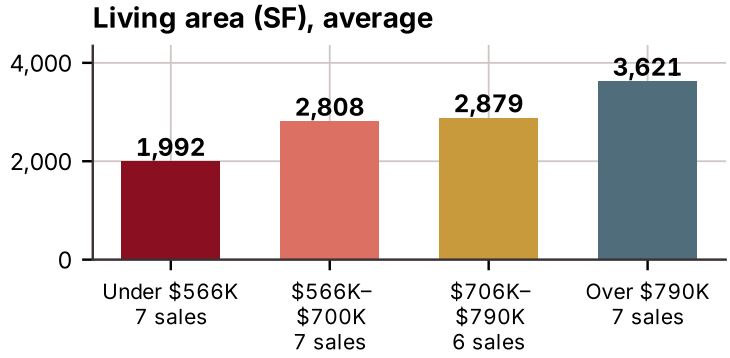


The average is **$253 per SF** for homes over $790K and **$243 per SF** for homes under $566K. It does not move in a straight line; homes $706K–$790K are highest. Defined in 8.1.2.

– No clear difference · could be chance

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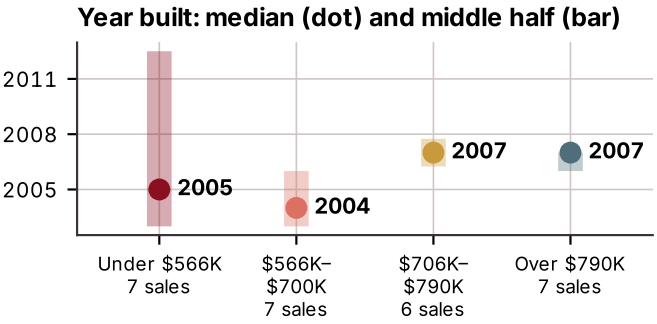
3.4 Homes over $790K are about 1,630 SF (82%) larger than homes under $566K



The average is **3,621 SF** for homes over $790K and **1,992 SF** for homes under $566K. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

✓ **Real difference** · large

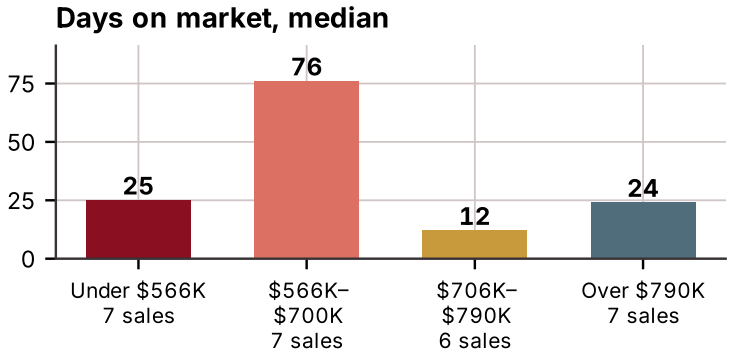
3.5 Year built: no clear difference



The median is **2007** for homes over $790K and **2005** for homes under $566K. It does not move in a straight line; homes $706K–$790K are highest. Defined in 8.1.4.

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

3.6 Days on market: no clear difference

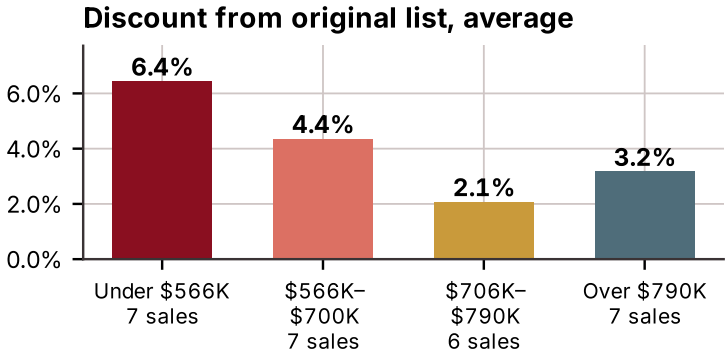


The median is **24 days** for homes over $790K and **25 days** for homes under $566K. It does not move in a straight line; homes $566K–$700K are highest. Defined in 8.1.5.

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

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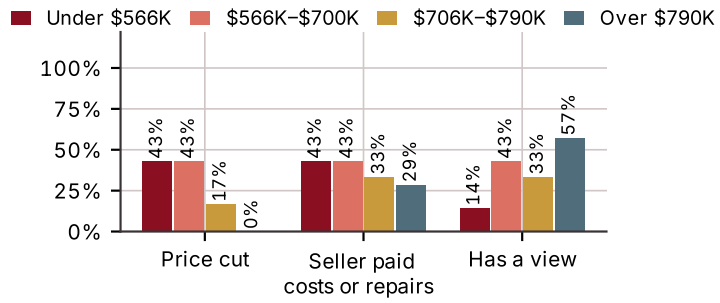
3.7 Discount from original list: no clear difference



The average is **3.2%** for homes over $790K and **6.4%** for homes under $566K. It does not move in a straight line; homes under $566K 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.

- 0% of homes over $790K had a price cut before sale, against 43% of homes under $566K. Defined in 8.1.7.
- 29% of homes over $790K had the seller pay closing costs or repairs, against 43% of homes under $566K. Defined in 8.1.8.
- 57% of homes over $790K have a view, against 14% of homes under $566K. 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 $566K 7 sales	$566K– $700K 7 sales	$706K– $790K 6 sales	Over $790K 7 sales	All 27 sales	Real difference?
Net sale price average	$482,326	$638,757	$733,151	$915,963	$691,046	by design
Net price per SF average	$243	$229	$258	$253	$245	unclear
Living area average	1,992	2,808	2,879	3,621	2,823	✓ large
Year built median	2005	2004	2007	2007	2006	unclear

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3.10 The numbers: selling

	Under $566K 7 sales	$566K–$700K 7 sales	$706K–$790K 6 sales	Over $790K 7 sales	All 27 sales	Real difference?
Days on market median	25	76	12	24	24	unclear
Discount from original list average	6.4%	4.4%	2.1%	3.2%	4.1%	unclear
Price cut before sale	43%	43%	17%	0%	26%	unclear
Seller paid closing costs or repairs	43%	43%	33%	29%	37%	unclear
Has a view	14%	43%	33%	57%	37%	unclear

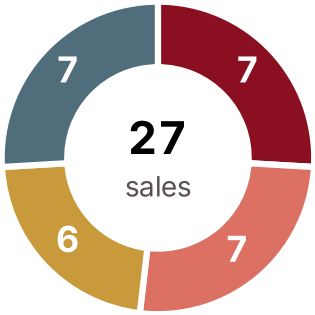
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.1.

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4. Quartiles by living area

Resale homes · 27 sales · November 8, 2025 – November 7, 2026

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



Sales per group

- Under 2,477 SF: 7 sales (26%)
- 2,477–2,748 SF: 7 sales (26%)
- 2,770–3,257 SF: 6 sales (22%)
- Over 3,257 SF: 7 sales (26%)

Bottom line

- Homes over 3,257 SF sell for about $385K (80%) more than homes under 2,477 SF.

4.1 Key differences

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

Under 2,477 SF · 2,477–2,748 SF · 2,770–3,257 SF · Over 3,257 SF

Larger homes Over 3,257 SF

- Sell for much more.

Smaller homes Under 2,477 SF

- Sell for much less.

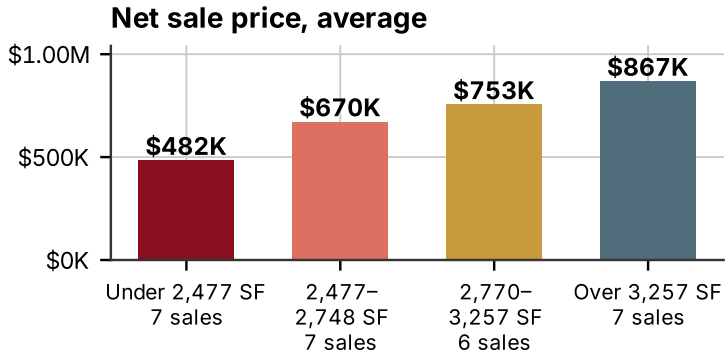
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4.2 At a glance

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 2,477 SF	2,477–2,748 SF	2,770–3,257 SF	Over 3,257 SF	Real difference?
Net sale price	$482K Lowest	$670K	$753K	$867K Highest	✓ large
Net price per SF	$243 per SF	$254 per SF	$248 per SF	$236 per SF	unclear
Year built	2005	2006	2007	2007	unclear
Days on market	25 days	42 days	5 days	30 days	unclear
Discount from original list	6.4%	4.2%	-0.7%	5.7%	unclear
Price cut before sale	43%	29%	0%	29%	unclear
Seller paid closing costs or repairs	43%	29%	50%	29%	unclear
Has a view	14%	57%	17%	57%	unclear

4.3 Homes over 3,257 SF sell for about $385K (80%) more than homes under 2,477 SF



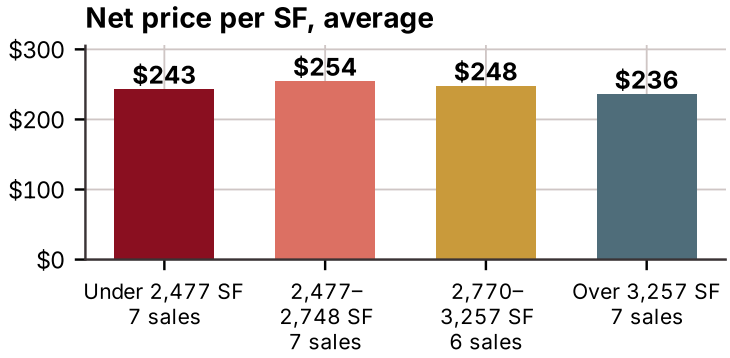
The average is **$867K** for homes over 3,257 SF and **$482K** for homes under 2,477 SF. It rises step by step from the lowest range to the highest.

Defined in 8.1.1.

✓ **Real difference** · large

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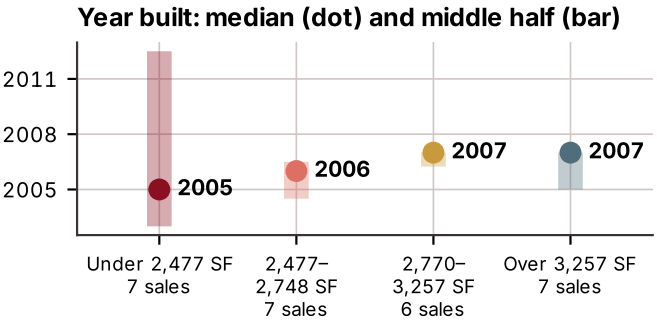
4.4 Net price per SF: no clear difference



The average is **$236 per SF** for homes over 3,257 SF and **$243 per SF** for homes under 2,477 SF. It does not move in a straight line; homes 2,477–2,748 SF are highest.
Defined in 8.1.2.

– No clear difference · could be chance

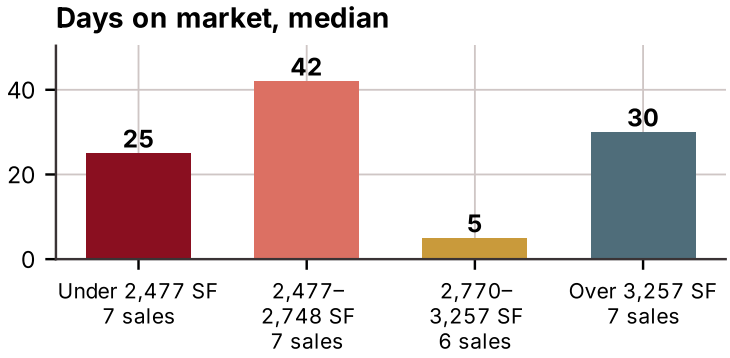
4.5 Year built: no clear difference



The median is **2007** for homes over 3,257 SF and **2005** for homes under 2,477 SF. It rises step by step from the lowest range to the highest.
Defined in 8.1.4.

– No clear difference · could be chance

4.6 Days on market: no clear difference

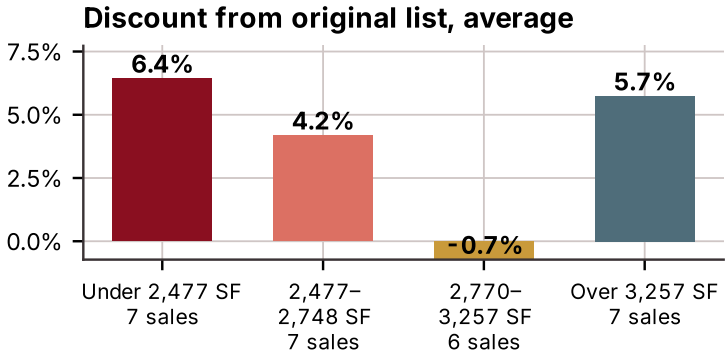


The median is **30 days** for homes over 3,257 SF and **25 days** for homes under 2,477 SF. It does not move in a straight line; homes 2,477–2,748 SF are highest. Defined in 8.1.5.

– No clear difference · could be chance

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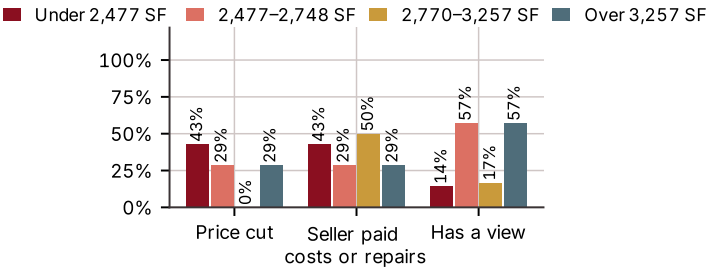
4.7 Discount from original list: no clear difference



The average is **5.7%** for homes over 3,257 SF and **6.4%** for homes under 2,477 SF. It does not move in a straight line; homes under 2,477 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.

- 29% of homes over 3,257 SF had a price cut before sale, against 43% of homes under 2,477 SF. Defined in 8.1.7.
- 29% of homes over 3,257 SF had the seller pay closing costs or repairs, against 43% of homes under 2,477 SF. Defined in 8.1.8.
- 57% of homes over 3,257 SF have a view, against 14% of homes under 2,477 SF. Defined in 8.1.9.

Price cut before sale: **– No clear difference** · could be chance
Seller paid closing costs or repairs: **– No clear difference** · could be chance
Has a view: **– No clear difference** · could be chance

4.9 The numbers: price and size

	Under 2,477 SF 7 sales	2,477–2,748 SF 7 sales	2,770–3,257 SF 6 sales	Over 3,257 SF 7 sales	All 27 sales	Real difference?
Net sale price average	$482,326	$670,400	$753,442	$866,929	$691,046	✓ large
Net price per SF average	$243	$254	$248	$236	$245	unclear
Living area average	1,992	2,644	3,039	3,648	2,823	by design
Year built median	2005	2006	2007	2007	2006	unclear

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4.10 The numbers: selling

	Under 2,477 SF 7 sales	2,477–2,748 SF 7 sales	2,770–3,257 SF 6 sales	Over 3,257 SF 7 sales	All 27 sales	Real difference?
Days on market median	25	42	5	30	24	unclear
Discount from original list average	6.4%	4.2%	−0.7%	5.7%	4.1%	unclear
Price cut before sale	43%	29%	0%	29%	26%	unclear
Seller paid closing costs or repairs	43%	29%	50%	29%	37%	unclear
Has a view	14%	57%	17%	57%	37%	unclear

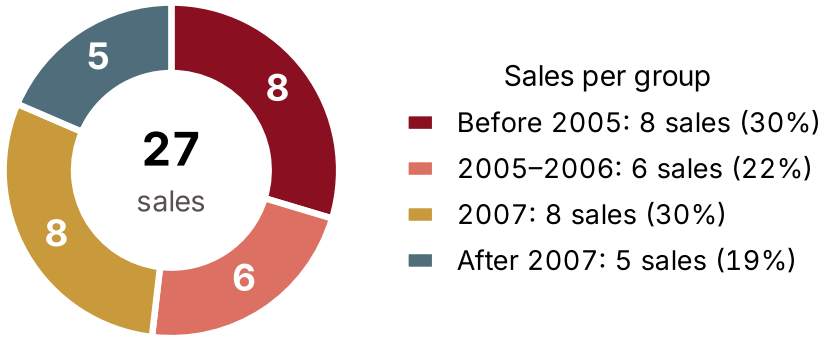
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.2.

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5. Quartiles by year built

Resale homes · 27 sales · November 8, 2025 – November 7, 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.

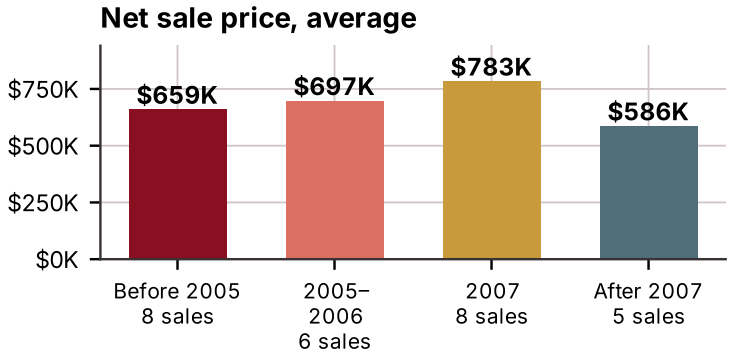
5.2 At a glance

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 2005	2005–2006	2007	After 2007	Real difference?
Net sale price	$659K	$697K	$783K	$586K	unclear
Net price per SF	$244 per SF	$254 per SF	$246 per SF	$234 per SF	unclear
Living area	2,677 SF	2,755 SF	3,194 SF	2,545 SF	unclear
Days on market	26 days	36 days	18 days	25 days	unclear
Discount from original list	5.1%	5.5%	2.6%	3.0%	unclear
Price cut before sale	25%	33%	12%	40%	unclear
Seller paid closing costs or repairs	25%	17%	50%	60%	unclear
Has a view	50%	33%	50%	0%	unclear

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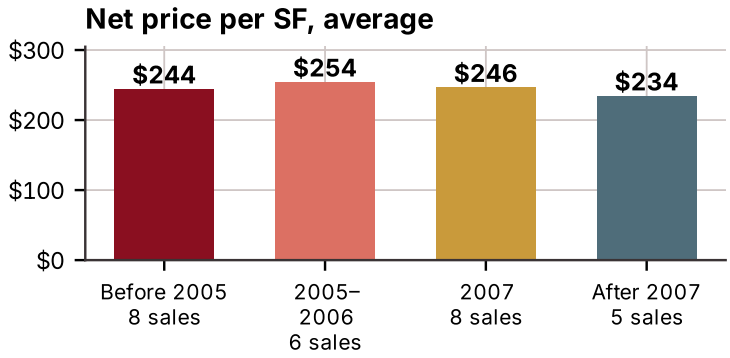
5.3 Net sale price: no clear difference



The average is **$586K** for homes built after 2007 and **$659K** for homes built before 2005. It does not move in a straight line; homes built 2007 are highest. Defined in 8.1.1.

– No clear difference · could be chance

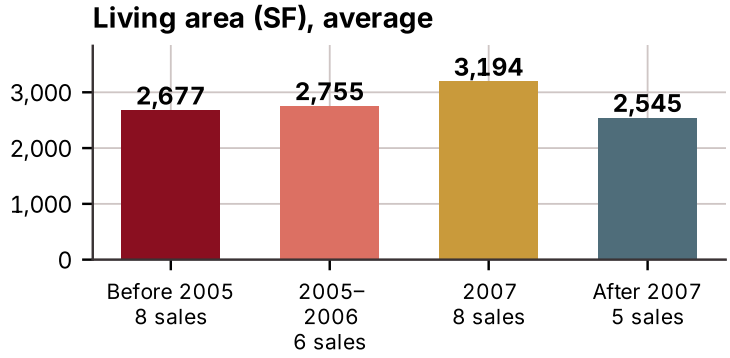
5.4 Net price per SF: no clear difference



The average is **$234 per SF** for homes built after 2007 and **$244 per SF** for homes built before 2005. It does not move in a straight line; homes built 2005–2006 are highest. Defined in 8.1.2.

– No clear difference · could be chance

5.5 Living area: no clear difference

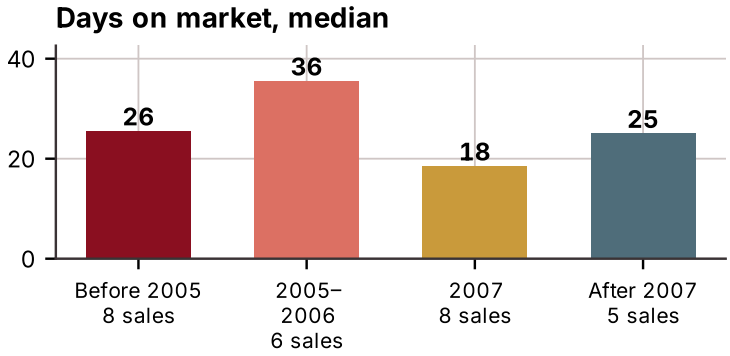


The average is **2,545 SF** for homes built after 2007 and **2,677 SF** for homes built before 2005. It does not move in a straight line; homes built 2007 are highest. Defined in 8.1.3.

– No clear difference · could be chance

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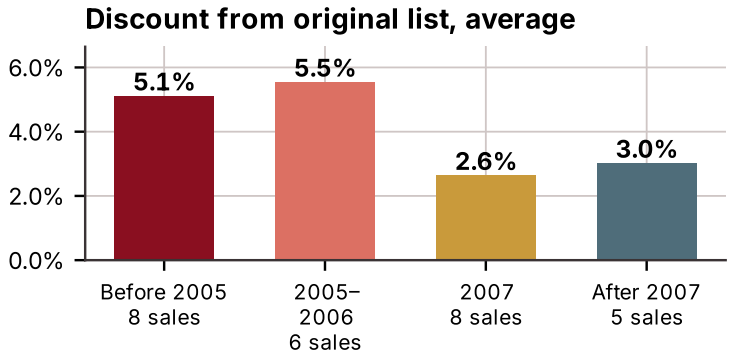
5.6 Days on market: no clear difference



The median is **25 days** for homes built after 2007 and **26 days** for homes built before 2005. It does not move in a straight line; homes built 2005–2006 are highest. Defined in 8.1.5.

– No clear difference · could be chance

5.7 Discount from original list: no clear difference

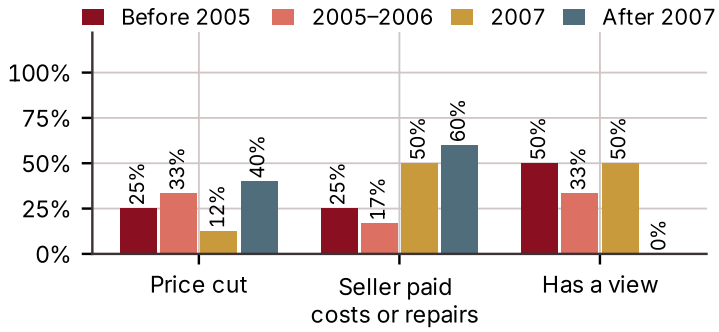


The average is **3.0%** for homes built after 2007 and **5.1%** for homes built before 2005. It does not move in a straight line; homes built 2005–2006 are highest. Defined in 8.1.6.

– 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.

- 40% of homes built after 2007 had a price cut before sale, against 25% of homes built before 2005. Defined in 8.1.7.
- 60% of homes built after 2007 had the seller pay closing costs or repairs, against 25% of homes built before 2005. Defined in 8.1.8.
- 0% of homes built after 2007 have a view, against 50% of homes built before 2005. 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 2005 8 sales	2005–2006 6 sales	2007 8 sales	After 2007 5 sales	All 27 sales	Real difference?
Net sale price average	$659,225	$697,417	$783,468	$586,438	$691,046	unclear
Net price per SF average	$244	$254	$246	$234	$245	unclear
Living area average	2,677	2,755	3,194	2,545	2,823	unclear
Year built median	2003	2006	2007	2013	2006	by design

5.10 The numbers: selling

	Before 2005 8 sales	2005–2006 6 sales	2007 8 sales	After 2007 5 sales	All 27 sales	Real difference?
Days on market median	26	36	18	25	24	unclear
Discount from original list average	5.1%	5.5%	2.6%	3.0%	4.1%	unclear
Price cut before sale	25%	33%	12%	40%	26%	unclear
Seller paid closing costs or repairs	25%	17%	50%	60%	37%	unclear
Has a view	50%	33%	50%	0%	37%	unclear

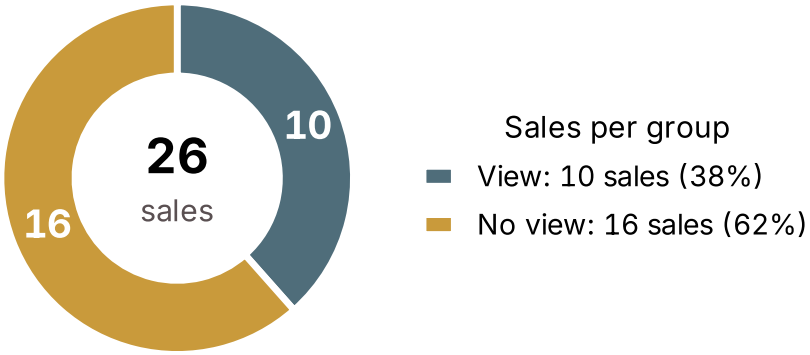
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.3.

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6. View and no view

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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. 1 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.

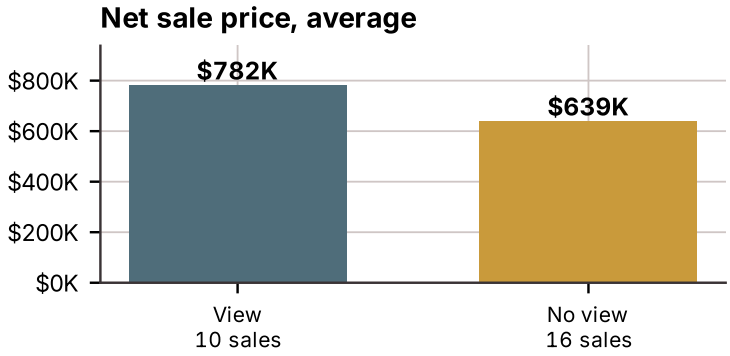
6.2 At a glance

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	$782K	$639K	unclear
Net price per SF	$253 per SF	$241 per SF	unclear
Living area	3,078 SF	2,670 SF	unclear
Year built	2006	2007	unclear
Days on market	22 days	23 days	unclear
Discount from original list	3.2%	4.2%	unclear
Price cut before sale	0%	38%	unclear
Seller paid closing costs or repairs	30%	44%	unclear

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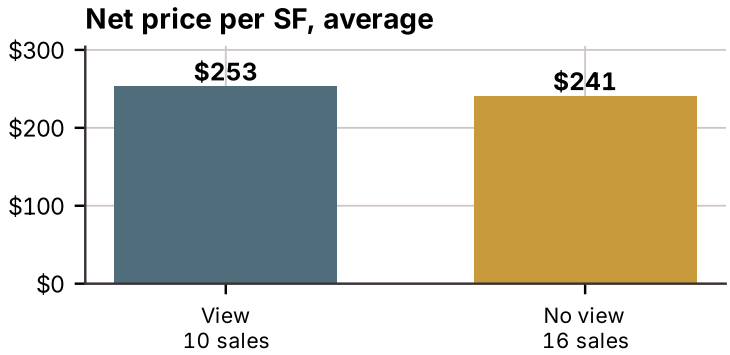
6.3 Net sale price: no clear difference



The average is **$782K** for homes with a view and **$639K** for homes without a view. Defined in 8.1.1.

– No clear difference · could be chance

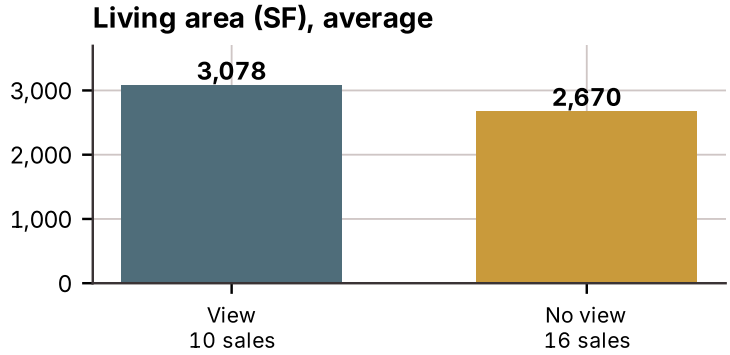
6.4 Net price per SF: no clear difference



The average is **$253 per SF** for homes with a view and **$241 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

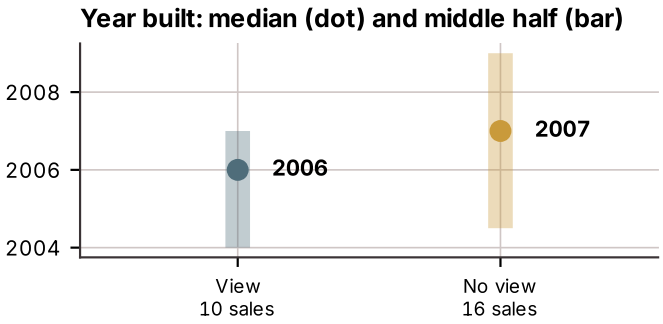


The average is **3,078 SF** for homes with a view and **2,670 SF** for homes without a view. Defined in 8.1.3.

– No clear difference · could be chance

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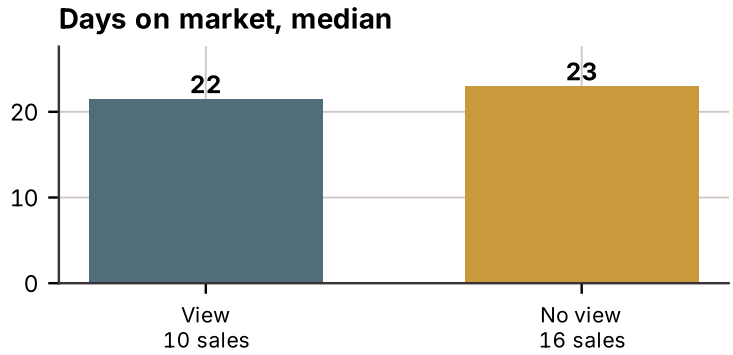
6.6 Year built: no clear difference



The median is **2006** for homes with a view and **2007** for homes without a view. Defined in 8.1.4.

– No clear difference · could be chance

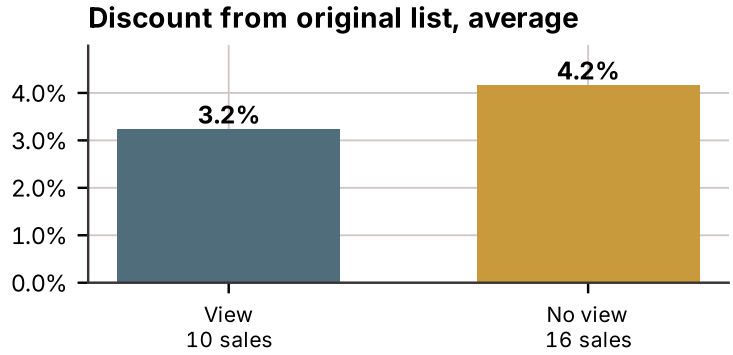
6.7 Days on market: no clear difference



The median is **22 days** for homes with a view and **23 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

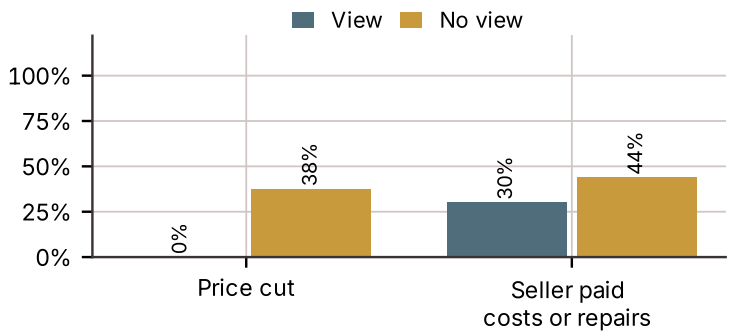


The average is **3.2%** for homes with a view and **4.2%** for homes without a view. Defined in 8.1.6.

– 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.

- 0% of homes with a view had a price cut before sale, against 38% of homes without a view. Defined in 8.1.7.
- 30% of homes with a view had the seller pay closing costs or repairs, against 44% 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 16 sales	All 26 sales	Real difference?
Net sale price average	$781,630	$639,340	$694,067	unclear
Net price per SF average	$253	$241	$246	unclear
Living area average	3,078	2,670	2,827	unclear
Year built median	2006	2007	2006	unclear

6.11 The numbers: selling

	View 10 sales	No view 16 sales	All 26 sales	Real difference?
Days on market median	22	23	22	unclear
Discount from original list average	3.2%	4.2%	3.8%	unclear
Price cut before sale	0%	38%	23%	unclear
Seller paid closing costs or repairs	30%	44%	38%	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 8, 2025 – November 7, 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 Avery Ranch East.

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 27 resale sales. Average $691,046; median $700,000; standard deviation $183,522; middle half (25th–75th percentile) $565,650–$805,372; lowest $350,000, highest $1,226,000. 10 sales had a seller payment; their median payment was $1,550.

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 27 resale sales. Average $245; median $239; standard deviation $30; middle half (25th–75th percentile) $225–$264; lowest $188, highest $305.

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 27 resale sales. Average 2,823; median 2,748; standard deviation 655; middle half (25th–75th percentile) 2,401–3,284; lowest 1,660, highest 4,020.

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 27 resale sales. Average 2006; median 2006; standard deviation 3; middle half (25th–75th percentile) 2004–2007; lowest 2001, highest 2015.

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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 27 resale sales. Average 58; median 24; standard deviation 73; middle half (25th–75th percentile) 6–80; lowest 2, highest 224. 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 27 resale sales. Average 4.1%; median 3.2%; standard deviation 5.4%; middle half (25th–75th percentile) 0.3%–5.5%; lowest −5.0%, highest 18.6%. 3 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 7 of 27 resale sales (25.9%).

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 10 of 27 resale sales (37.0%).

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 10 sales with a view, 16 without, 1 unclassified. Most common View entries: None 14, Park/Greenbelt 8, Trees/Woods 7, Neighborhood 3, Garden 2, See Remarks 1, Golf Course 1, Hill Country 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 2026-11-08 12:45 UTC), every field. Filter: StandardStatus = Closed, PropertyType = Residential, City = Austin, SubdivisionName contains any of “avery ranch east”, “avery ranch” (case-insensitive). A record is kept when its subdivision name belongs to the Avery Ranch East family, the same rule comparable sales use (it includes Avery Ranch, proven adjacent and priced alike).

The data Pulled November 8, 2026: 28 closed Avery Ranch East records over the prior year, in ZIP 78717. 10 subdivision spellings kept: Avery Ranch (10); Avery Ranch East Ph 02 Sec 05 (5); Avery Ranch East Ph 02 Sec 04 (3); Avery Ranch East Ph 02 Sec 01 (2); Avery Ranch East Ph 01 (2); Avery Ranch East Ph 02 Sec 02 (2); Avery Ranch East Ph 02 Sec 03 (1); AVERY RANCH (1); Avery Ranch East (1); Avery Ranch East Ph 01 Amd (1). Names found by the search but not part of Avery Ranch East, left out: Avery Ranch West Ph 02 (7); Avery Ranch Far West Ph 01 Sec 05 (4); Avery Ranch Far West (4); Avery Ranch West Ph 01 (4); Commons At Avery Ranch Condo (4); Avery Ranch Far West Ph 02 Sec 04 (3); Avery Ranch Far West Ph 3 Sec (3); Avery Ranch Far West Ph 02 Sec 02 (3); Avery Ranch West Condo (3); Avery Ranch Garden Homes Pud (2); Avery Ranch North Sec 02 Pud Amd (2); Avery Ranch Far West Ph 01 Sec 04 (2); Avery Ranch Far West Ph 02 Sec 01 (2); Avery Ranch Garden Homes PUD (2); Avery Ranch Brookside Ph 01 (2); Northwoods at Avery Ranch (2); Avery Ranch Far West Ph 01 Sec 02 (2); Avery Ranch Far West Ph 01 Sec 03 (2); Avery Ranch Far West Ph 01 Sec 01 (2); Avery Ranch West (1); Casitas At Avery Ranch 02 Amd (1); Commons/Avery Ranch Condos (1); Avery Ranch -Ingleside (1); Avery Ranch - Ingleside Condo (1); Avery Ranch West Ph 2 (1); Northwoods At Avery Ranch (1); Golf Club At Avery Ranch, Avery Estates, Champions (1); Reserve At Avery Ranch 03 (1); Avery Ranch Far West Ph 01 Sec 06 (1); Golf Club/Avery Ranch (1); Avery Ranch Far West Ph 02 Sec 03 (1); Avery Ranch North Sec 01 Pud Amd (1); Avery Ranch East Parkside (1); Avery Ranch Far West Ph Sec 01 (1); Plaza Twnhms At Avery Ranch Condo (1); Avery Ranch Ingleside Condos (1); Avery Ranch Morningside (1); AVERY RANCH FAR WEST PH 3 SEC 3 (1); Avery Ranch Far West Ph 03 (1); Avery Ranch Far West Ph 03 Sec 02 (1).

8.2.2 Study window

In simple terms The most recent 365 days of closed sales: recent enough to describe today's market, long enough to give each group plenty of sales. The usual window is 180 days; it holds only 12 resale sales here (under 80), so the full year is used.

Statistically CloseDate from November 8, 2025 to November 7, 2026 inclusive.

The data 27 single-family sales in the window: 27 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 27 resale; 0 new construction.

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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 1 sale(s) other than single-family homes (condo, townhome and similar)

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 $566K”.

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 $566K: $350,000–$565,000 (7 sales); $566K–$700K: $566,300–$700,000 (7 sales); $706K–$790K: $706,000–$790,000 (6 sales); Over $790K: $820,744–$1,226,000 (7 sales)
Quartiles by living area: Under 2,477 SF: 1,660–2,325 SF (7 sales); 2,477–2,748 SF: 2,477–2,748 SF (7 sales); 2,770–3,257 SF: 2,770–3,257 SF (6 sales); Over 3,257 SF: 3,311–4,020 SF (7 sales)
Quartiles by year built: Before 2005: 2001–2004 (8 sales); 2005–2006: 2005–2006 (6 sales); 2007: 2007–2007 (8 sales); After 2007: 2008–2015 (5 sales)
View and no view: View: MLS lists a view (10 sales); No view: None or Neighborhood (16 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 $691,046, median $700,000. Days on market: average 58, median 24: 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.

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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.

8.2.10 Real difference (significance)

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

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

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

8.2.11 Size of a difference

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

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

The data 2 real differences across the four slices; sizes are listed in 8.3.

8.2.12 Rounding in the text

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

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

The data Days on market is always shown in days.

8.3 Test results

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

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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 = 3.20	3	0.3620	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.123$	medium
Living area	Kruskal–Wallis	H = 21.04	3	0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.809$	large
Year built	Kruskal–Wallis	H = 5.01	3	0.1714	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.193$	large
Days on market	Kruskal–Wallis	H = 2.67	3	0.4460	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.103$	medium
Discount from original list	Kruskal–Wallis	H = 2.40	3	0.4930	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.092$	medium
Price cut before sale	Chi-square	$\chi^2 = 4.81$	3	0.1864	p < 0.0063	**Unclear**	Cramér's V = 0.422	medium
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 0.45$	3	0.9289	p < 0.0063	**Unclear**	Cramér's V = 0.130	small
Has a view	Chi-square	$\chi^2 = 2.90$	3	0.4066	p < 0.0063	**Unclear**	Cramér's V = 0.328	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 = 18.56	3	0.0003	p < 0.0063	**Yes**	$\varepsilon^2 = 0.714$	large
Net price per SF	Kruskal–Wallis	H = 1.66	3	0.6468	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.064$	medium
Year built	Kruskal–Wallis	H = 0.78	3	0.8536	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.030$	small
Days on market	Kruskal–Wallis	H = 10.13	3	0.0175	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.389$	large
Discount from original list	Kruskal–Wallis	H = 8.60	3	0.0352	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.331$	large
Price cut before sale	Chi-square	$\chi^2 = 3.20$	3	0.3624	p < 0.0063	**Unclear**	Cramér's V = 0.344	medium
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 0.96$	3	0.8099	p < 0.0063	**Unclear**	Cramér's V = 0.189	small
Has a view	Chi-square	$\chi^2 = 5.05$	3	0.1683	p < 0.0063	**Unclear**	Cramér's V = 0.432	medium

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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 = 6.82	3	0.0779	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.262$	large
Net price per SF	Kruskal–Wallis	H = 1.40	3	0.7047	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.054$	small
Living area	Kruskal–Wallis	H = 3.98	3	0.2632	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.153$	large
Days on market	Kruskal–Wallis	H = 2.59	3	0.4594	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.100$	medium
Discount from original list	Kruskal–Wallis	H = 1.51	3	0.6797	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.058$	small
Price cut before sale	Chi-square	$\chi^2 = 1.44$	3	0.6958	p < 0.0063	**Unclear**	Cramér's V = 0.231	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 3.27$	3	0.3516	p < 0.0063	**Unclear**	Cramér's V = 0.348	medium
Has a view	Chi-square	$\chi^2 = 4.13$	3	0.2478	p < 0.0063	**Unclear**	Cramér's V = 0.391	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 = 113.00	—	0.0867	p < 0.0063	**Unclear**	rank-biserial r = 0.413	medium
Net price per SF	Mann–Whitney U	U = 96.00	—	0.4140	p < 0.0063	**Unclear**	rank-biserial r = 0.200	small
Living area	Mann–Whitney U	U = 105.00	—	0.1966	p < 0.0063	**Unclear**	rank-biserial r = 0.312	medium
Year built	Mann–Whitney U	U = 63.50	—	0.3908	p < 0.0063	**Unclear**	rank-biserial r = 0.206	small
Days on market	Mann–Whitney U	U = 74.00	—	0.7718	p < 0.0063	**Unclear**	rank-biserial r = 0.075	negligible
Discount from original list	Mann–Whitney U	U = 80.00	—	1.0000	p < 0.0063	**Unclear**	rank-biserial r = 0.000	negligible
Price cut before sale	Chi-square	$\chi^2 = 4.88$	1	0.0272	p < 0.0063	**Unclear**	Cramér's V = 0.433	medium
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 0.49$	1	0.4832	p < 0.0063	**Unclear**	Cramér's V = 0.138	small

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8.4 Data notes

Left out of the analysis: 0 new-construction sales (basic statistics only, section 7); 1 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 27 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 8, 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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