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## Village 16 At Anderson Mill

Austin, TX 78750 · 78745

Resale homes · closed Oct 26 – Oct 25, 2026

Prepared for Buyers, sellers and agents

Prepared by ALEX Real Estate

Market Study · Resale Analysis

Version 2.4

October 26, 2026 · 7:26 AM CDT

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

RESALE SALES, 365 DAYS

**53**

single-family resale homes

MEDIAN NET SALE PRICE

**\$405,000**

average \$443,634

MEDIAN NET PRICE PER SF

**\$256**

average \$270

MEDIAN DAYS ON MARKET

**43 days**

average 79 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

# 1. Summary

Resale homes · 53 sales · October 26, 2025 – October 25, 2026

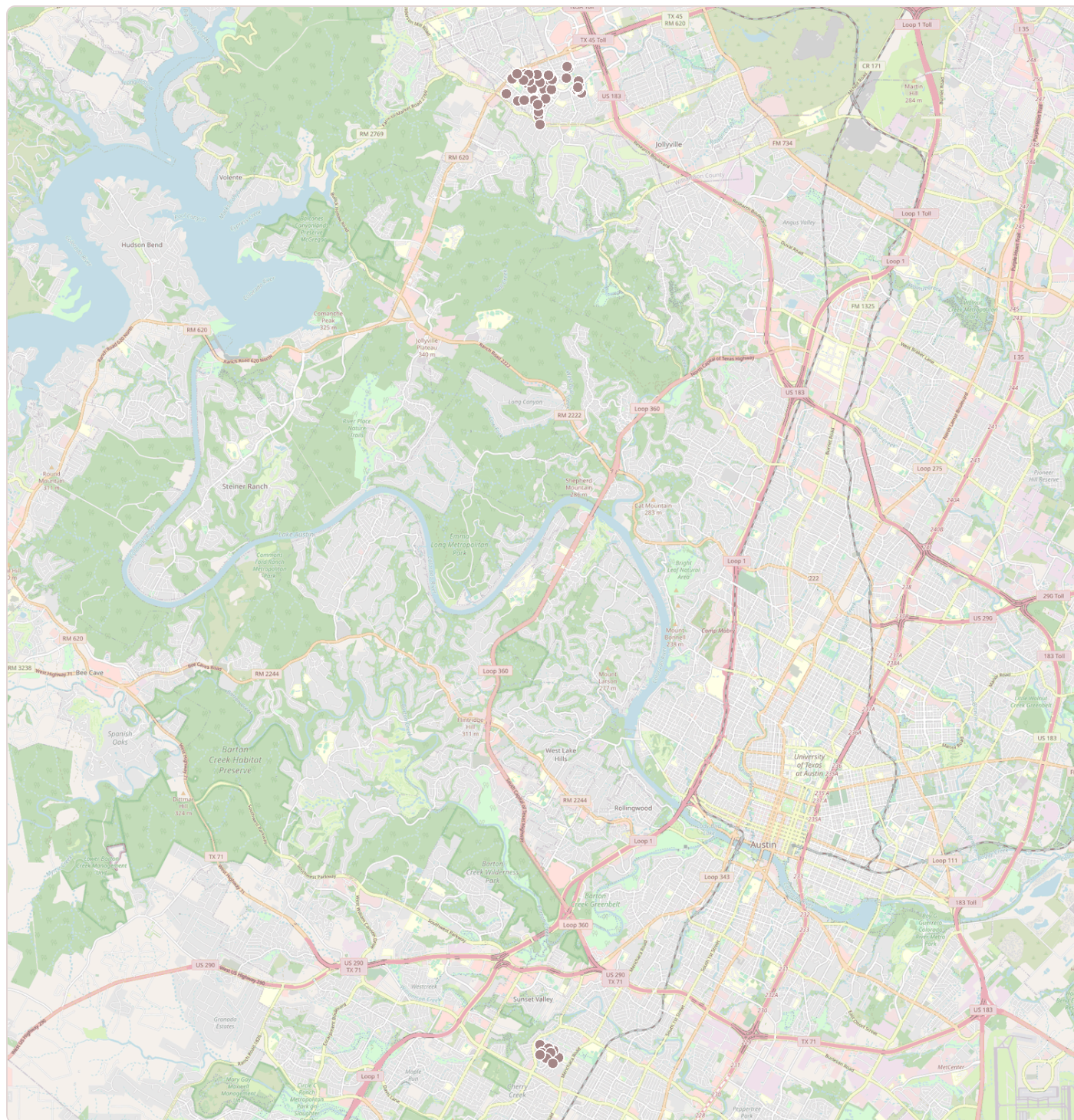
This study looks at the **53 resale homes** sold in Village 16 At Anderson Mill in the **365 days** to October 25, 2026. A full year is used because only 20 resale homes sold in the last 180 days. New construction is left out and shown on its own in section 7. The homes are compared four ways: **by price, by living area, by year built** and **with or without a view**. The first three are split into four equal groups (quartiles), each named by its range.

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

## 2. Where the resale homes sold

53 resale homes · colored by price range

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

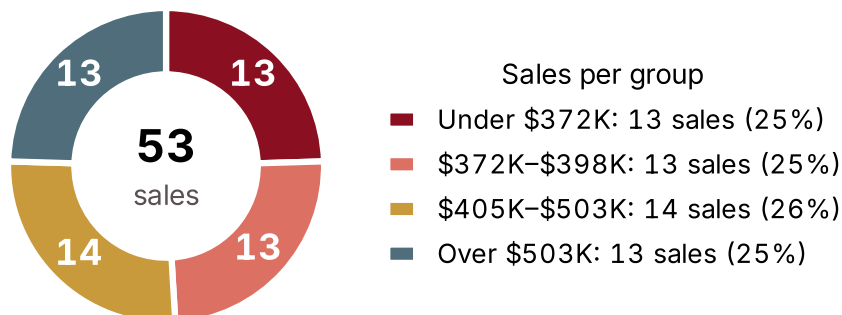


● Under \$372K · 13 sales   ● \$372K-\$398K · 13 sales   ● \$405K-\$503K · 14 sales   ● Over \$503K · 13 sales

### 3. Quartiles by net sale price

Resale homes · 53 sales · October 26, 2025 – October 25, 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 \$503K are about 720 SF (51%) larger than homes under \$372K.

#### 3.1 Key differences

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

■ Under \$372K ■ \$372K-\$398K ■ \$405K-\$503K ■ Over \$503K

#### Higher-priced homes Over \$503K

- Are much larger.

#### Lower-priced homes Under \$372K

- Are much smaller.

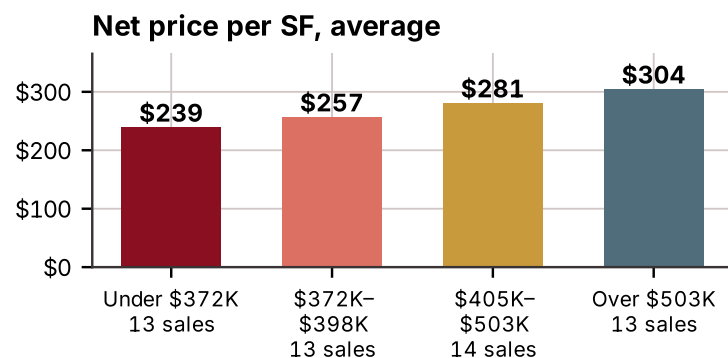
### 3.2 At a glance

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 \$372K         | \$372K-\$398K | \$405K-\$503K | Over \$503K         | Real difference? |
|--------------------------------------|----------------------|---------------|---------------|---------------------|------------------|
| Net price per SF                     | \$239 per SF         | \$257 per SF  | \$281 per SF  | \$304 per SF        | unclear          |
| Living area                          | 1,421 SF<br>Smallest | 1,544 SF      | 1,670 SF      | 2,143 SF<br>Largest | ✓ large          |
| Year built                           | 1977                 | 1977          | 1980          | 1980                | unclear          |
| Days on market                       | 33 days              | 50 days       | 93 days       | 18 days             | unclear          |
| Discount from original list          | 8.5%                 | 8.6%          | 8.6%          | 3.0%                | unclear          |
| Price cut before sale                | 46%                  | 54%           | 64%           | 46%                 | unclear          |
| Seller paid closing costs or repairs | 31%                  | 77%           | 57%           | 31%                 | unclear          |
| Has a view                           | 23%                  | 15%           | 7%            | 23%                 | 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

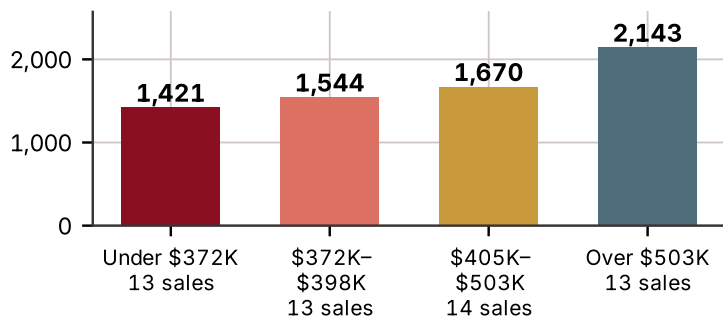


The average is **\$304 per SF** for homes over \$503K and **\$239 per SF** for homes under \$372K. It rises step by step from the lowest range to the highest. Defined in 8.1.2.

– No clear difference · could be chance

### 3.4 Homes over \$503K are about 720 SF (51%) larger than homes under \$372K

Living area (SF), average

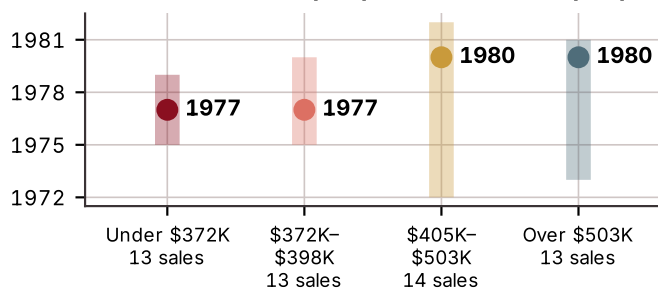


The average is **2,143 SF** for homes over \$503K and **1,421 SF** for homes under \$372K. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

✓ **Real difference** · large

### 3.5 Year built: no clear difference

Year built: median (dot) and middle half (bar)

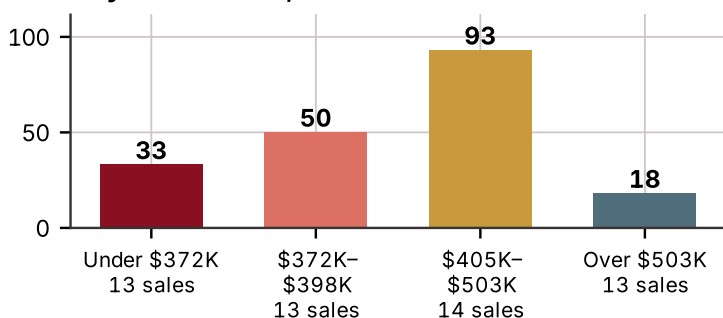


The median is **1980** for homes over \$503K and **1977** for homes under \$372K. It rises step by step from the lowest range to the highest. Defined in 8.1.4.

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

### 3.6 Days on market: no clear difference

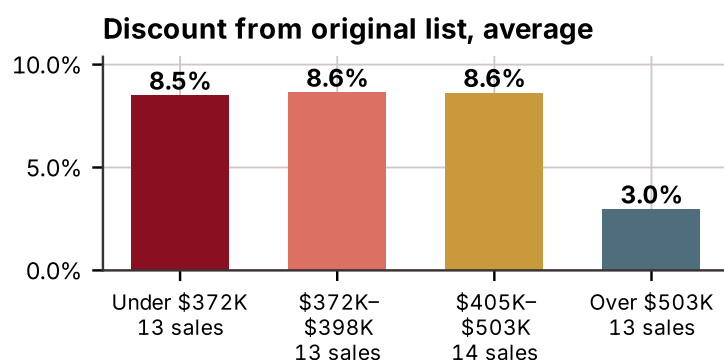
Days on market, median



The median is **18 days** for homes over \$503K and **33 days** for homes under \$372K. It does not move in a straight line; homes \$405K-\$503K are highest. Defined in 8.1.5.

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

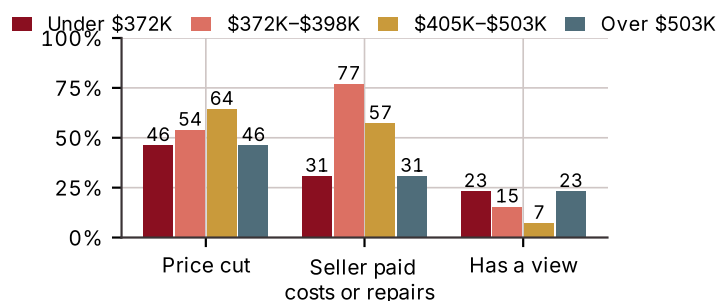
### 3.7 Discount from original list: no clear difference



The average is **3.0%** for homes over \$503K and **8.5%** for homes under \$372K. It does not move in a straight line; homes \$372K-\$398K 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.

- 46% of homes over \$503K had a price cut before sale, against 46% of homes under \$372K. Defined in 8.1.7.
- 31% of homes over \$503K had the seller pay closing costs or repairs, against 31% of homes under \$372K. Defined in 8.1.8.
- 23% of homes over \$503K have a view, against 23% of homes under \$372K. 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 \$372K<br>13 sales | \$372K-\$398K<br>13 sales | \$405K-\$503K<br>14 sales | Over \$503K<br>13 sales | All<br>53 sales | Real difference? |
|--------------------------|--------------------------|---------------------------|---------------------------|-------------------------|-----------------|------------------|
| Net sale price average   | \$334,408                | \$384,600                 | \$446,090                 | \$609,250               | \$443,634       | by design        |
| Net price per SF average | \$239                    | \$257                     | \$281                     | \$304                   | \$270           | unclear          |
| Living area average      | 1,421                    | 1,544                     | 1,670                     | 2,143                   | 1,694           | ✓ large          |
| Year built median        | 1977                     | 1977                      | 1980                      | 1980                    | 1978            | unclear          |

### 3.10 The numbers: selling

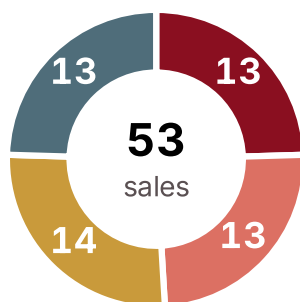
|                                      | <b>Under \$372K</b><br>13 sales | <b>\$372K–<br/>\$398K</b><br>13 sales | <b>\$405K–<br/>\$503K</b><br>14 sales | <b>Over \$503K</b><br>13 sales | <b>All</b><br>53 sales | <b>Real<br/>difference?</b> |
|--------------------------------------|---------------------------------|---------------------------------------|---------------------------------------|--------------------------------|------------------------|-----------------------------|
| Days on market median                | 33                              | 50                                    | 93                                    | 18                             | 43                     | unclear                     |
| Discount from original list average  | 8.5%                            | 8.6%                                  | 8.6%                                  | 3.0%                           | 7.2%                   | unclear                     |
| Price cut before sale                | 46%                             | 54%                                   | 64%                                   | 46%                            | 53%                    | unclear                     |
| Seller paid closing costs or repairs | 31%                             | 77%                                   | 57%                                   | 31%                            | 49%                    | unclear                     |
| Has a view                           | 23%                             | 15%                                   | 7%                                    | 23%                            | 17%                    | unclear                     |

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

## 4. Quartiles by living area

Resale homes · 53 sales · October 26, 2025 – October 25, 2026

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



### Sales per group

- Under 1,343 SF: 13 sales (25%)
- 1,343–1,488 SF: 13 sales (25%)
- 1,503–1,989 SF: 14 sales (26%)
- Over 1,989 SF: 13 sales (25%)

### Bottom line

- Homes over 1,989 SF are about 9 years newer than homes under 1,343 SF.
- Homes over 1,989 SF sell for about \$152K (37%) more than homes under 1,343 SF.
- Homes over 1,989 SF sell for about \$80 per SF (24%) less than homes under 1,343 SF.

### 4.1 Key differences

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

■ Under 1,343 SF ■ 1,343–1,488 SF ■ 1,503–1,989 SF ■ Over 1,989 SF

#### Larger homes Over 1,989 SF

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

#### Smaller homes Under 1,343 SF

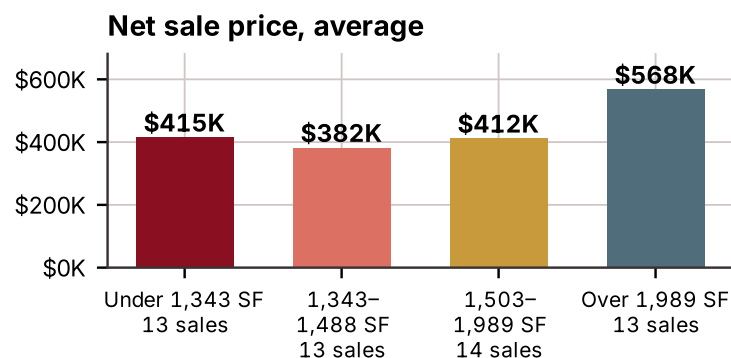
- Tend to be older.
- Sell for much less.
- Sell for more per square foot.

## 4.2 At a glance

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

|                                      | Under 1,343 SF          | 1,343–1,488 SF   | 1,503–1,989 SF         | Over 1,989 SF     | Real difference? |
|--------------------------------------|-------------------------|------------------|------------------------|-------------------|------------------|
| Net sale price                       | \$415K                  | \$382K<br>Lowest | \$412K                 | \$568K<br>Highest | ✓ large          |
| Net price per SF                     | \$327 per SF<br>Highest | \$271 per SF     | \$240 per SF<br>Lowest | \$247 per SF      | ✓ large          |
| Year built                           | 1972<br>Oldest          | 1978             | 1980                   | 1981<br>Newest    | ✓ large          |
| Days on market                       | 107 days                | 28 days          | 26 days                | 49 days           | unclear          |
| Discount from original list          | 8.7%                    | 6.2%             | 5.9%                   | 8.2%              | unclear          |
| Price cut before sale                | 62%                     | 38%              | 43%                    | 69%               | unclear          |
| Seller paid closing costs or repairs | 46%                     | 46%              | 64%                    | 38%               | unclear          |
| Has a view                           | 0%                      | 15%              | 43%                    | 8%                | unclear          |

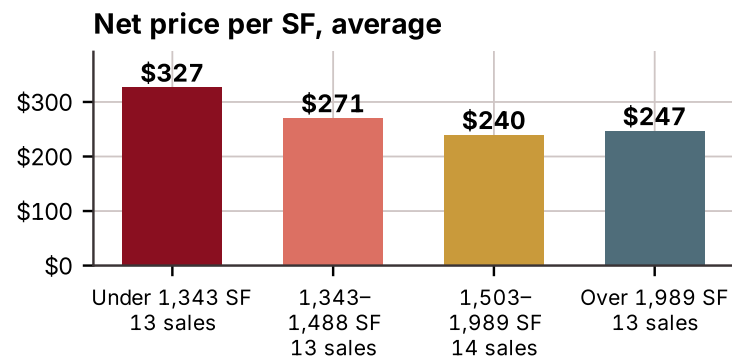
## 4.3 Homes over 1,989 SF sell for about \$152K (37%) more than homes under 1,343 SF



The average is **\$568K** for homes over 1,989 SF and **\$415K** for homes under 1,343 SF. It does not move in a straight line; homes over 1,989 SF are highest. Defined in 8.1.1.

✓ Real difference · large

#### 4.4 Homes over 1,989 SF sell for about \$80 per SF (24%) less than homes under 1,343 SF

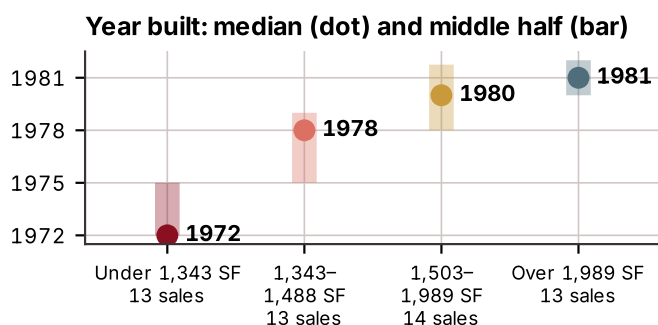


The average is **\$247 per SF** for homes over 1,989 SF and **\$327 per SF** for homes under 1,343 SF. It does not move in a straight line; homes under 1,343 SF are highest.

Defined in 8.1.2.

✓ **Real difference · large**

#### 4.5 Homes over 1,989 SF are about 9 years newer than homes under 1,343 SF

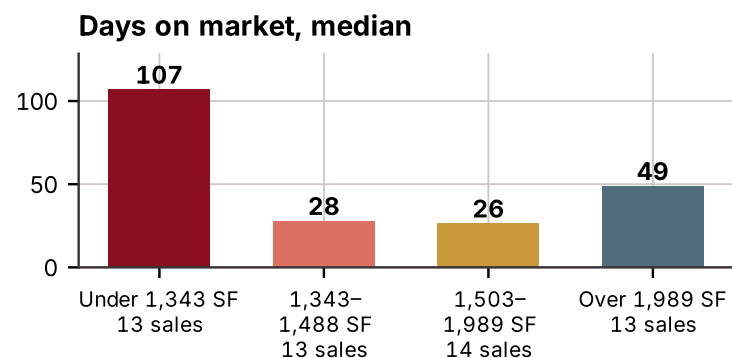


The median is **1981** for homes over 1,989 SF and **1972** for homes under 1,343 SF. It rises step by step from the lowest range to the highest.

Defined in 8.1.4.

✓ **Real difference · large**

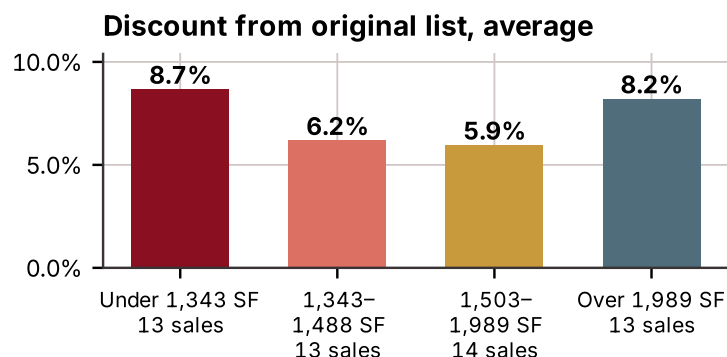
#### 4.6 Days on market: no clear difference



The median is **49 days** for homes over 1,989 SF and **107 days** for homes under 1,343 SF. It does not move in a straight line; homes under 1,343 SF are highest. Defined in 8.1.5.

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

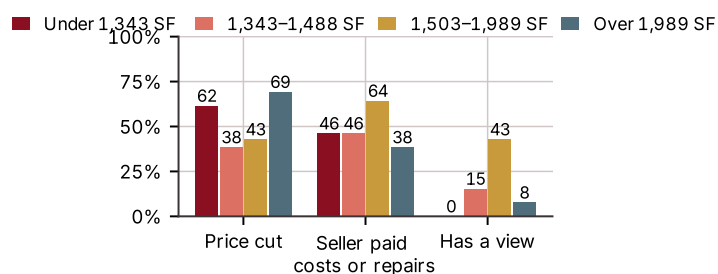
## 4.7 Discount from original list: no clear difference



The average is 8.2% for homes over 1,989 SF and 8.7% for homes under 1,343 SF. It does not move in a straight line; homes under 1,343 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.

- 69% of homes over 1,989 SF had a price cut before sale, against 62% of homes under 1,343 SF. Defined in 8.1.7.
- 38% of homes over 1,989 SF had the seller pay closing costs or repairs, against 46% of homes under 1,343 SF. Defined in 8.1.8.
- 8% of homes over 1,989 SF have a view, against 0% of homes under 1,343 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 1,343 SF<br>13 sales | 1,343–1,488 SF<br>13 sales | 1,503–1,989 SF<br>14 sales | Over 1,989 SF<br>13 sales | All<br>53 sales | Real difference? |
|--------------------------|----------------------------|----------------------------|----------------------------|---------------------------|-----------------|------------------|
| Net sale price average   | \$415,273                  | \$382,232                  | \$411,782                  | \$567,699                 | \$443,634       | ✓ large          |
| Net price per SF average | \$327                      | \$271                      | \$240                      | \$247                     | \$270           | ✓ large          |
| Living area average      | 1,271                      | 1,420                      | 1,724                      | 2,358                     | 1,694           | by design        |
| Year built median        | 1972                       | 1978                       | 1980                       | 1981                      | 1978            | ✓ large          |

## 4.10 The numbers: selling

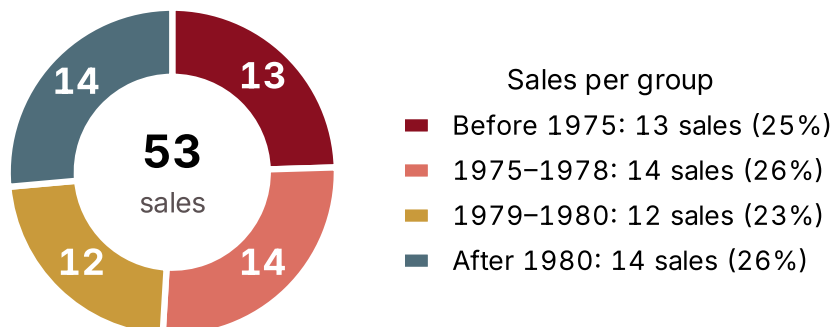
|                                      | <b>Under 1,343<br/>SF</b><br>13 sales | <b>1,343–1,488<br/>SF</b><br>13 sales | <b>1,503–1,989<br/>SF</b><br>14 sales | <b>Over 1,989<br/>SF</b><br>13 sales | <b>All<br/>53 sales</b> | <b>Real<br/>difference?</b> |
|--------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|--------------------------------------|-------------------------|-----------------------------|
| Days on market median                | 107                                   | 28                                    | 26                                    | 49                                   | 43                      | unclear                     |
| Discount from original list average  | 8.7%                                  | 6.2%                                  | 5.9%                                  | 8.2%                                 | 7.2%                    | unclear                     |
| Price cut before sale                | 62%                                   | 38%                                   | 43%                                   | 69%                                  | 53%                     | unclear                     |
| Seller paid closing costs or repairs | 46%                                   | 46%                                   | 64%                                   | 38%                                  | 49%                     | unclear                     |
| Has a view                           | 0%                                    | 15%                                   | 43%                                   | 8%                                   | 17%                     | unclear                     |

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

## 5. Quartiles by year built

Resale homes · 53 sales · October 26, 2025 – October 25, 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 1980 sell for about \$138 per SF (39%) less than homes built before 1975.
- Homes built after 1980 are about 810 SF (58%) larger than homes built before 1975.

### 5.1 Key differences

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

Before 1975   1975–1978   1979–1980   After 1980

#### Newer homes After 1980

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

#### Older homes Before 1975

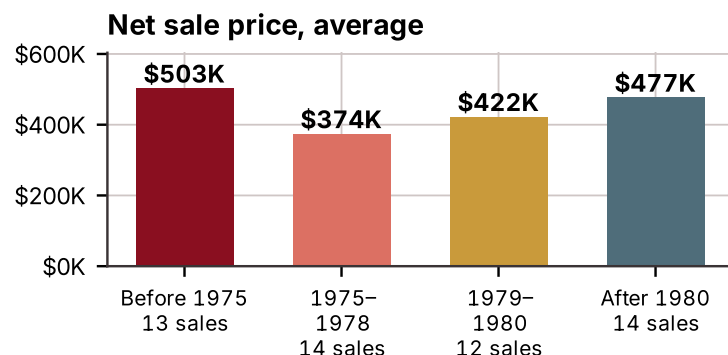
- Sell for more per square foot.
- Are much smaller.

## 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 1975             | 1975–1978    | 1979–1980    | After 1980             | Real difference? |
|--------------------------------------|-------------------------|--------------|--------------|------------------------|------------------|
| Net sale price                       | \$503K                  | \$374K       | \$422K       | \$477K                 | unclear          |
| Net price per SF                     | \$357 per SF<br>Highest | \$252 per SF | \$257 per SF | \$219 per SF<br>Lowest | ✓ large          |
| Living area                          | 1,406 SF<br>Smallest    | 1,485 SF     | 1,643 SF     | 2,215 SF<br>Largest    | ✓ large          |
| Days on market                       | 107 days                | 20 days      | 41 days      | 38 days                | unclear          |
| Discount from original list          | 8.7%                    | 5.4%         | 5.6%         | 9.0%                   | unclear          |
| Price cut before sale                | 69%                     | 29%          | 58%          | 57%                    | unclear          |
| Seller paid closing costs or repairs | 38%                     | 50%          | 67%          | 43%                    | unclear          |
| Has a view                           | 0%                      | 36%          | 17%          | 14%                    | unclear          |

## 5.3 Net sale price: no clear difference

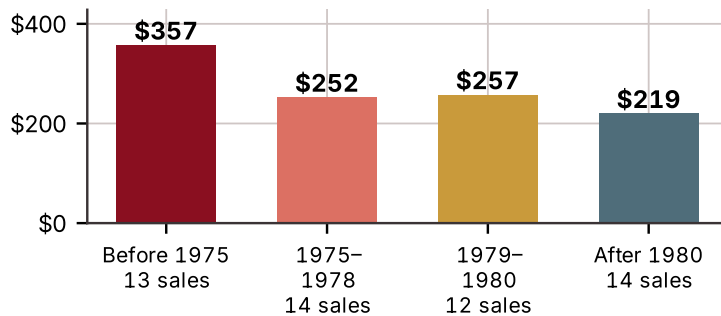


The average is **\$477K** for homes built after 1980 and **\$503K** for homes built before 1975. It does not move in a straight line; homes built before 1975 are highest. Defined in 8.1.1.

– No clear difference · could be chance

## 5.4 Homes built after 1980 sell for about \$138 per SF (39%) less than homes built before 1975

Net price per SF, average

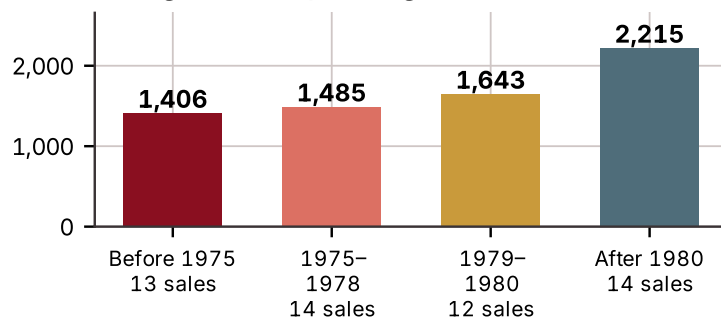


The average is **\$219 per SF** for homes built after 1980 and **\$357 per SF** for homes built before 1975. It does not move in a straight line; homes built before 1975 are highest. Defined in 8.1.2.

✓ Real difference · large

## 5.5 Homes built after 1980 are about 810 SF (58%) larger than homes built before 1975

Living area (SF), average

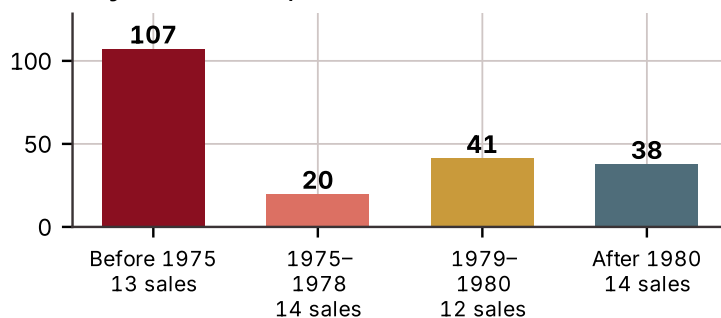


The average is **2,215 SF** for homes built after 1980 and **1,406 SF** for homes built before 1975. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

✓ Real difference · large

## 5.6 Days on market: no clear difference

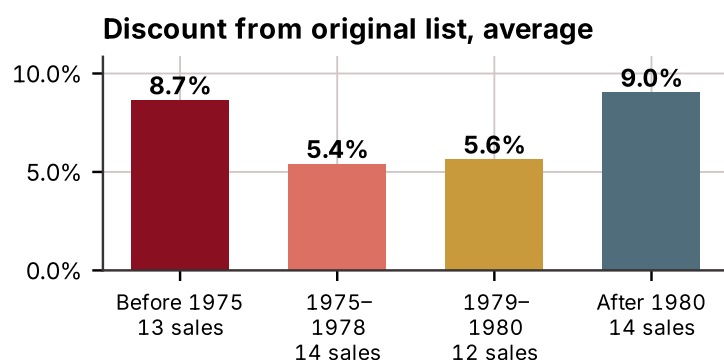
Days on market, median



The median is **38 days** for homes built after 1980 and **107 days** for homes built before 1975. It does not move in a straight line; homes built before 1975 are highest. Defined in 8.1.5.

– No clear difference · could be chance

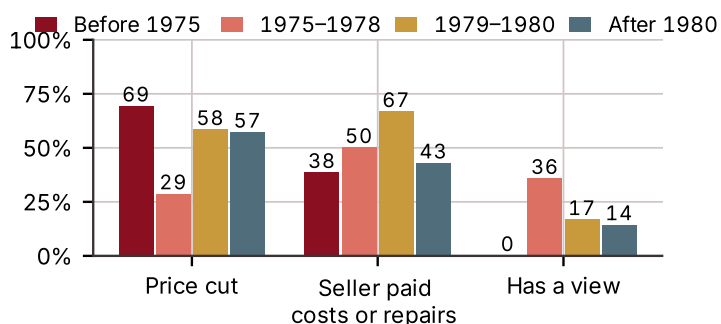
## 5.7 Discount from original list: no clear difference



The average is **9.0%** for homes built after 1980 and **8.7%** for homes built before 1975. It does not move in a straight line; homes built after 1980 are highest. Defined in 8.1.6.

– No clear difference · could be chance

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



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

- 57% of homes built after 1980 had a price cut before sale, against 69% of homes built before 1975. Defined in 8.1.7.
- 43% of homes built after 1980 had the seller pay closing costs or repairs, against 38% of homes built before 1975. Defined in 8.1.8.
- 14% of homes built after 1980 have a view, against 0% of homes built before 1975. 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 1975<br>13 sales | 1975–1978<br>14 sales | 1979–1980<br>12 sales | After 1980<br>14 sales | All<br>53 sales | Real<br>difference? |
|--------------------------|-------------------------|-----------------------|-----------------------|------------------------|-----------------|---------------------|
| Net sale price average   | \$502,815               | \$373,779             | \$422,262             | \$476,854              | \$443,634       | unclear             |
| Net price per SF average | \$357                   | \$252                 | \$257                 | \$219                  | \$270           | ✓ large             |
| Living area average      | 1,406                   | 1,485                 | 1,643                 | 2,215                  | 1,694           | ✓ large             |
| Year built median        | 1972                    | 1976                  | 1980                  | 1982                   | 1978            | by design           |

## 5.10 The numbers: selling

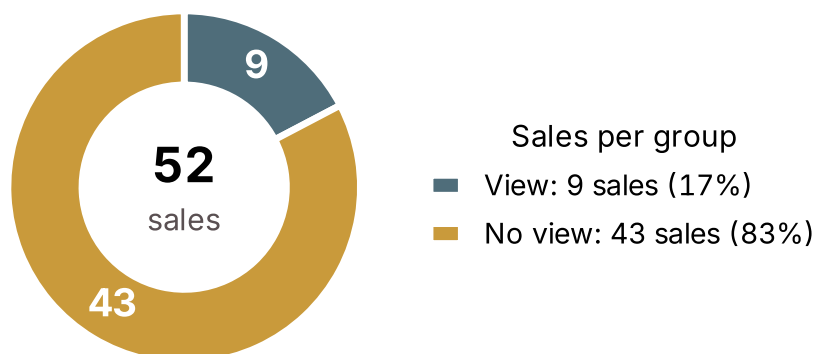
|                                         | <b>Before 1975</b><br>13 sales | <b>1975–1978</b><br>14 sales | <b>1979–1980</b><br>12 sales | <b>After 1980</b><br>14 sales | <b>All</b><br>53 sales | <b>Real<br/>difference?</b> |
|-----------------------------------------|--------------------------------|------------------------------|------------------------------|-------------------------------|------------------------|-----------------------------|
| Days on market median                   | 107                            | 20                           | 41                           | 38                            | 43                     | unclear                     |
| Discount from original list<br>average  | 8.7%                           | 5.4%                         | 5.6%                         | 9.0%                          | 7.2%                   | unclear                     |
| Price cut before sale                   | 69%                            | 29%                          | 58%                          | 57%                           | 53%                    | unclear                     |
| Seller paid closing costs or<br>repairs | 38%                            | 50%                          | 67%                          | 43%                           | 49%                    | unclear                     |
| Has a view                              | 0%                             | 36%                          | 17%                          | 14%                           | 17%                    | unclear                     |

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

## 6. View and no view

Resale homes · 53 sales · October 26, 2025 – October 25, 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. 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

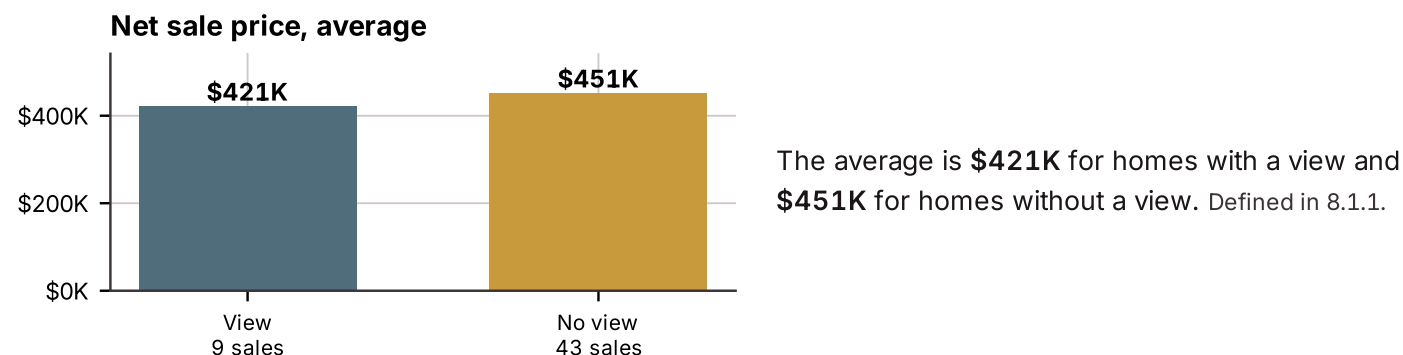
The top group against the bottom group: no measure differs enough to rule out chance.

### 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.

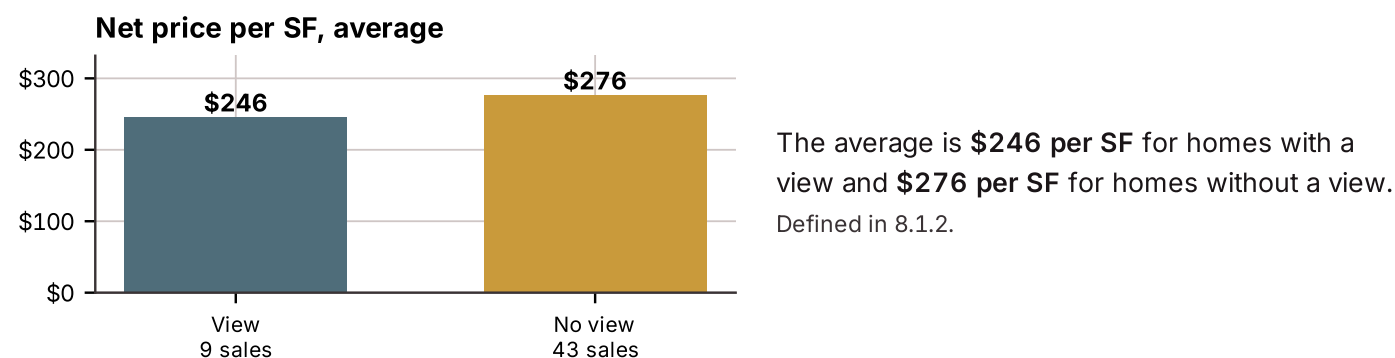
|                                      | View         | No view      | Real difference? |
|--------------------------------------|--------------|--------------|------------------|
| Net sale price                       | \$421K       | \$451K       | unclear          |
| Net price per SF                     | \$246 per SF | \$276 per SF | unclear          |
| Living area                          | 1,715 SF     | 1,698 SF     | unclear          |
| Year built                           | 1978         | 1979         | unclear          |
| Days on market                       | 15 days      | 49 days      | unclear          |
| Discount from original list          | 4.3%         | 7.8%         | unclear          |
| Price cut before sale                | 33%          | 58%          | unclear          |
| Seller paid closing costs or repairs | 44%          | 49%          | unclear          |

## 6.3 Net sale price: no clear difference



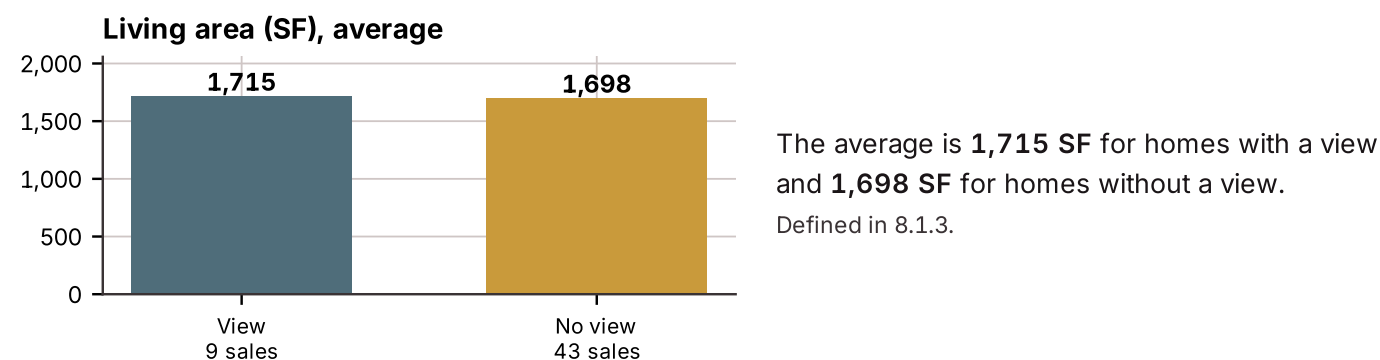
– No clear difference · could be chance

## 6.4 Net price per SF: no clear difference



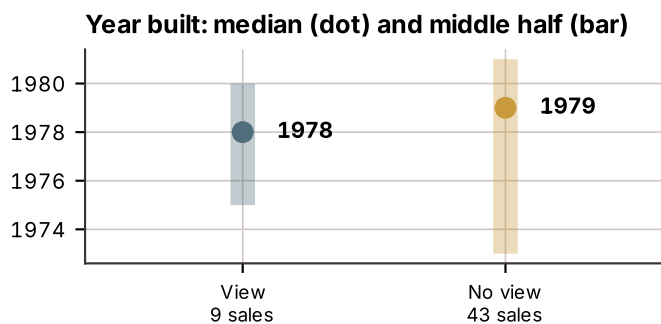
– No clear difference · could be chance

## 6.5 Living area: no clear difference



– No clear difference · could be chance

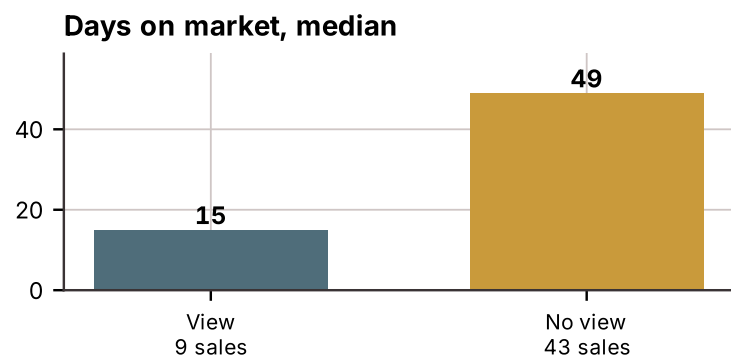
## 6.6 Year built: no clear difference



The median is **1978** for homes with a view and **1979** for homes without a view. Defined in 8.1.4.

– No clear difference · could be chance

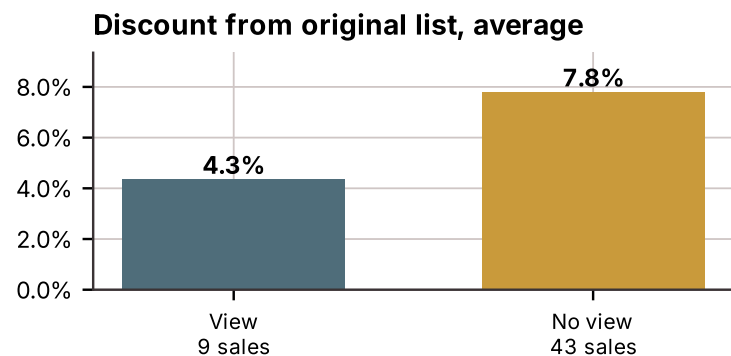
## 6.7 Days on market: no clear difference



The median is **15 days** for homes with a view and **49 days** for homes without a view. Defined in 8.1.5.

– No clear difference · could be chance

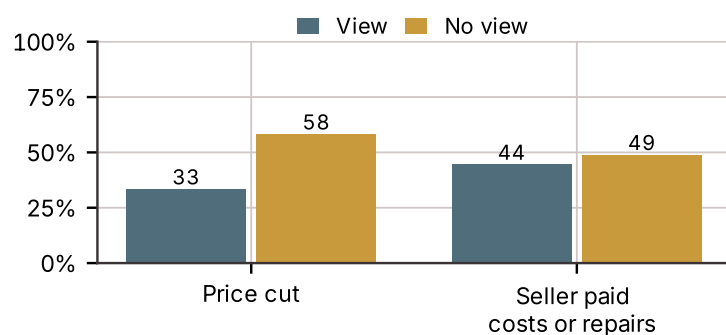
## 6.8 Discount from original list: no clear difference



The average is **4.3%** for homes with a view and **7.8%** 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.

- 33% of homes with a view had a price cut before sale, against 58% of homes without a view. Defined in 8.1.7.
- 44% of homes with a view had the seller pay closing costs or repairs, against 49% 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<br>9 sales | No view<br>43 sales | All<br>52 sales | Real difference? |
|--------------------------|-----------------|---------------------|-----------------|------------------|
| Net sale price average   | \$421,243       | \$451,303           | \$446,100       | unclear          |
| Net price per SF average | \$246           | \$276               | \$271           | unclear          |
| Living area average      | 1,715           | 1,698               | 1,701           | unclear          |
| Year built median        | 1978            | 1979                | 1978            | unclear          |

## 6.11 The numbers: selling

|                                      | View<br>9 sales | No view<br>43 sales | All<br>52 sales | Real difference? |
|--------------------------------------|-----------------|---------------------|-----------------|------------------|
| Days on market median                | 15              | 49                  | 40              | unclear          |
| Discount from original list average  | 4.3%            | 7.8%                | 7.2%            | unclear          |
| Price cut before sale                | 33%             | 58%                 | 54%             | unclear          |
| Seller paid closing costs or repairs | 44%             | 49%                 | 48%             | unclear          |

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

## 7. New construction

Basic statistics · 0 sales · October 26, 2025 – October 25, 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 Village 16 At Anderson Mill.

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

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

## 8. Appendix

### Measures, methods and tests

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

## 8.1 Measures

### 8.1.1 Net sale price

|                        |                                                                                                                                                                                                                                                   |
|------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>In simple terms</b> | 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.                                                                          |
| <b>Statistically</b>   | $\text{Net} = \text{ClosePrice} - \text{ACTRIS\_BuyersClsgCostPdbbySell} - \text{ACTRIS\_RepairsAmount}$ (a blank counts as \$0). Summarized by the arithmetic mean in the slices.                                                                |
| <b>The data</b>        | 53 resale sales. Average \$443,634; median \$405,000; standard deviation \$116,962; middle half (25th–75th percentile) \$372,500–\$503,000; lowest \$296,000, highest \$790,000. 26 sales had a seller payment; their median payment was \$5,000. |

### 8.1.2 Net price per SF

|                        |                                                                                                                                                                                             |
|------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>In simple terms</b> | 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? |
| <b>Statistically</b>   | $\text{psf} = \text{Net} \div \text{LivingArea}$ , per sale; summarized by the mean of the per - sale ratios.                                                                               |
| <b>The data</b>        | 53 resale sales. Average \$270; median \$256; standard deviation \$67; middle half (25th–75th percentile) \$238–\$282; lowest \$155, highest \$545.                                         |

### 8.1.3 Living area

|                        |                                                                                                                                                    |
|------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>In simple terms</b> | The heated and cooled space, as listed in the MLS. Garages and porches are not counted.                                                            |
| <b>Statistically</b>   | RESO LivingArea, in square feet. Sales under 400 SF are treated as entry errors and left out.                                                      |
| <b>The data</b>        | 53 resale sales. Average 1,694; median 1,503; standard deviation 515; middle half (25th–75th percentile) 1,343–1,989; lowest 1,222, highest 4,298. |

### 8.1.4 Year built

|                        |                                                                                                                                            |
|------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| <b>In simple terms</b> | 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.            |
| <b>Statistically</b>   | RESO YearBuilt; summarized by the median, with the 25th–75th percentile (middle half) on the charts.                                       |
| <b>The data</b>        | 53 resale sales. Average 1977; median 1978; standard deviation 4; middle half (25th–75th percentile) 1975–1981; lowest 1971, highest 1983. |

---

### 8.1.5 Days on market

|                        |                                                                                                                                                                                                                                                                                                          |
|------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>In simple terms</b> | 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.                                                                                                                     |
| <b>Statistically</b>   | $CDOM = \max(\text{CumulativeDaysOnMarket}, \text{DaysOnMarket}, \text{PurchaseContractDate} - \text{ListingContractDate})$ . The MLS counter can freeze at a price change, so the contract - date gap is a floor. Summarized by the median, because a few homes that sat for months pull an average up. |
| <b>The data</b>        | 53 resale sales. Average 79; median 43; standard deviation 93; middle half (25th–75th percentile) 15–120; lowest 0, highest 377. 2 sales went under contract on their listing date (0 days).                                                                                                             |

---

### 8.1.6 Discount from original list

|                        |                                                                                                                                                                                                       |
|------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>In simple terms</b> | 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. |
| <b>Statistically</b>   | $\text{Discount \%} = (\text{OriginalListPrice} - \text{Net}) \div \text{OriginalListPrice} \times 100$ , per sale; summarized by the mean.                                                           |
| <b>The data</b>        | 53 resale sales. Average 7.2%; median 5.5%; standard deviation 7.2%; middle half (25th–75th percentile) 1.5%–10.4%; lowest –4.6%, highest 26.4%. 3 sales closed above their first asking price.       |

---

### 8.1.7 Price cut before sale

|                        |                                                                                                         |
|------------------------|---------------------------------------------------------------------------------------------------------|
| <b>In simple terms</b> | The asking price was lowered at least once before the home went under contract.                         |
| <b>Statistically</b>   | Indicator: $\text{ListPrice at close} < \text{OriginalListPrice}$ . Reported as the share of sales (%). |
| <b>The data</b>        | 28 of 53 resale sales (52.8%).                                                                          |

---

### 8.1.8 Seller paid closing costs or repairs

|                        |                                                                                                                             |
|------------------------|-----------------------------------------------------------------------------------------------------------------------------|
| <b>In simple terms</b> | The seller paid some of the buyer's closing costs or repairs.                                                               |
| <b>Statistically</b>   | Indicator: $\text{ACTRIS\_BuyersClsgCostPdbySell} + \text{ACTRIS\_RepairsAmount} > 0$ . Reported as the share of sales (%). |
| <b>The data</b>        | 26 of 53 resale sales (49.1%).                                                                                              |

---

### 8.1.9 Has a view

|                        |                                                                                                                                                                                                                                           |
|------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>In simple terms</b> | The MLS says the home looks over something: a greenbelt or park, trees, golf course, hill country, water and similar.                                                                                                                     |
| <b>Statistically</b>   | 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. |
| <b>The data</b>        | 9 sales with a view, 43 without, 1 unclassified. Most common View entries: None 32, Neighborhood 14, Park/Greenbelt 7, Trees/Woods 3, Pool 1, See Remarks 1.                                                                              |

## 8.2 Methods

### 8.2.1 Data source

#### In simple terms

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

#### Statistically

Bridge Interactive RESO Web API (OData), ABOR dataset, every field returned. Filter: StandardStatus = Closed, PropertyType = Residential, City = Austin, SubdivisionName contains any of "village", "grey rock village at anderson mill" (case-insensitive). A record is kept when its subdivision name belongs to the Village 16 At Anderson Mill family, the same rule comparable sales use (it includes Grey Rock Village At Anderson Mill, proven adjacent and priced alike).

#### The data

Pulled October 26, 2026: 53 closed Village 16 At Anderson Mill records over the prior year, in ZIP 78750, 78745. 28 subdivision spellings kept, the most common: Village 16 At Anderson Mill (5); Village 17 At Anderson Mill Ph 02 (4); Village 01 At Anderson Mill (4); Village Sec 06 (4); Village 13 At Anderson Mill (3); Village Sec 05 (3); Village 02 At Anderson Mill (3); Village 09 At Anderson Mill (3); Grey Rock Village At Anderson Mill (3); Village 06 At Anderson Mill (2); Village Sec 04 (2); Village 16 at Anderson Mill (1); and 16 more (16 records). Names found by the search but not part of Village 16 At Anderson Mill, left out: Spicewood At Balcones Villages (26); Nelson Village at Easton Park (15); Searight Village Condo (12); Easton Park - Nelson Village (12); Sweetwater Ranch Sec 1 Village (11); Village At Western Oaks Sec 16 (9); Village At Western Oaks Sec 15 (8); Anderson Mill Village (8); Village At Western Oaks 06 (7); Trailwood Village One At Travi (7); Deerbrook Village (7); Woodland Village Anderson Mill Sec 02 Ph 01 (7); Village At Western Oaks 08 (6); Village At Western Oaks Sec 14 (6); Woodstone Village Sec 01 (6); The Cottages At Belterra Village (6); Lamplight Village Sec 01 (5); Village At Kinney Court (5); Village Oak West (5); Village At Western Oaks Sec 12 (5); Village At Western Oaks Sec 01 (5); Northwest Village Add (5); Lakewood Village (5); Village Oaks Sec 3 (5); Preston Village (5); Village on Cooper Lane (4); Valley View Village Condo (4); Village At Walnut Creek Ph 1 (4); Woodstone Village Sec 06 (4); Parmer Village Condos (4); Sweetwater Sec 1 Village G-1 (4); Lamplight Village Sec 04 (4); Woodstone Village Sec 03 (4); Highland Village Sec 02 Pt 01 (4); Woodstone Village Sec 04 (4); Village At Western Oaks Sec 13 (4); Balcones Village Sec 08 (4); Highland Village Sec 02 Pt 03 (4); Shoal Village Sec 02 (3); Trailwood Village Two At Travi (3); Balcones Village (3); Woodland Village Anderson Mill Sec 03 Blk (3); Village at Wells Branch (3); Village At Western Oaks 09 (3); Shoal Village Sec 04 (3); Village At Western Oaks Sec 03 (3); Sweetbriar Village (3); Spicewood Village Condo Amd (3); Woodland Village Anderson Mill Sec 01 Blk (3); Balcones Village Sec 03 Ph C (3); Woodland Village Anderson Mill Sec 02 Ph 02 (3); Mesa Village Condo Amd (3); Village At Western Oaks Sec 33 (3); Village At Quail Creek Sec 02 (3); Lamplight Village Sec 06 (3); Village Park 3 At Travis County (3); Woodstone Village Sec 02 (3); Sweetwater Ranch Sec 1 Village L P (3); Highland Village Sec 02 Pt 02 (3); Brushy Creek Village Pud (3); Lamplight Village (2); Village At Western Oaks Sec 23 (2); Wooten Village Sec 01 (2); Trailwood Village One At Travis Country (2); Sweetwater Ranch Sec 2 Village N (2); Sweetwater Ranch Sec 2 Village P3A (2); Village At Treemont (2); Village At Western Oaks 07 (2); Anderson Mill Village South (2); Village At Western Oaks Sec 18 (2); Woodstone Village (2); Sweetwater Ranch Sec 2 Village (2); Village At Western Oaks Sec 11 (2); Village At Western Oaks Sec 16 - A (2); VILLAGE AT WESTERN OAKS SEC (2); Village At Ledge Stone Condo (2); Milrun Village At Anderson Mill (2); Balcones Village Sec 06 (2); Lamplight Village Sec 05 (2); Rutland Village Sec 02 (2); Lamplight Village Sec 03 (2); Wheeler Creek Village (2); Ridgewood Village Sec 01 (2); Parmer Village Condo (2); St Anthony Village Sec 02 (2); Marina Village At Lakeway Condo (2); Balcones Village Sec 05 Ph A (2); Sweetwater Sec 1 Village H (2); Woodstone Village 06 - A (2); Balcones Village Sec 04 (2); Arboretum Village Condo Amded (2); VILLAGE AT WESTERN OAKS (2); Wooten Village Sec 02 (2); Village At Western Oaks (2); Lamar Village (2); Rosewood Village Sec 08 Amd (2); Village At Western Oaks Sec 17 (2); Windsor Village (2); Balcones Village Sec 09 (2); East

Village Condo Amd (2); Villas At Tuscan Village Amd (2); Crown Ridge Village Sec 01 (2); Easton Park - Nelson Village (2); Enclave Sec 2 At The Villageso (1); Wooten Village Sec 03 (1); Townhomes At Tuscan Village (1); Marina Village At Lakeway Condo Amd (1); Sweetwater Sec 1 Village G - 2 (1); Shoal Village Sec 03 (1); PARMER VILLAGE TOWNHOME CONDO (1); Sweetwater Ranch Sec 2 Village E1 (1); Village Square (1); Kings Village Sec 02 Pt 01 (1); Highland Village Sec 03 (1); Sweetwater Ranch Sec 2 Village O (1); Sweetwater Ranch Sec 2 Village P2 (1); Arbor Village Condo (1); Soma Village Condominiums (1); Trailwood Village (1); Balcones Village Sec 01 - B (1); Village At Walnut Creek (1); Jefferson Village / Crestview (1); Wooten Village Sec 3 (1); Trailwood Village One at Travis Country (1); Village Twenty One At Anderson (1); Rutland Village (1); Lakeshore Village (1); Crown Ridge Village (1); East Village I Condo (1); Hillcrest Village (1); Lynnbrook Village Condo (1); The Bend at the Villages of Spicewood (1); VILLAGE AT PLEASANT VALLEY (1); Anderson Mill - Woodland Village (1); Devonshire Village (1); Parmer Village Condo Ph 11 (1); Village At Western Oaks Sec 15 - A (1); Concord Village Condo Sonesta West Sec 01A B (1); MESSINGER VILLAGES CONDOMINIUMS (1); Whisper Vly Village 1 Ph 3 (1); Village At Ledge Stone Condos (1); Rutland Village Sec 01 (1); PARMER VILLAGE (1); Spicewood At Balcones Village (1); Village At Western Oaks Sec 15 - C (1); Village on Congress Condominiums (1); Brushy Crk Village (1); The Cottage At Belterra Village (1); Woodland Village Anderson Mill 02 (1); Village Twenty Two At Anderson (1); VILLAGE PARK 4 AT TRAVIS COU (1); Village at Western Oaks IX (1); Sweetwater Ranch Sec 2 Village P3B (1); Oasis Village Sec 03 (1); Wooten Village Sec 04 (1); Oasis Village Sec 01 (1); Bend At Villages Spicewood (1); Village At Western Oaks 10 (1); Enclave Sec 1 At The Villages of Spicewood (1); Balcones Village Sec 03 Ph A (1); Village Oaks Sec 2 (1); St Anthony Village Sec 03 (1); Balcones Village Sec 10 (1); Soma Village Condos (1); Barstow Village Amd O (1); Trailwood Village Travis Country (1); LAMPLIGHT VILLAGE SEC 3 (1); MESA VILLAGE CONDOMINIUMS AM (1); Village at Anderson Mill (1); Village At Western Oaks Sec 34 (1); Spicewood At Balcones Village Sec 9 (1); Searight Village (1); Lake Creek Village at Anderson Mill (1); Village Park 7 At Travis Country (1); Deerbrook Village Anderson Mill (1); Highland Village Sec 01 (1); Parmer Village Townhome (1); Parmer Village Twnhm Condos Bldg 1 (1); Highland Village Sec 04 (1); Travis Country - Trailwood Village One At Travis C (1); Village San Leanna Add 01 (1); East Village Condo (1); Village On Congress Condo Amd (1); Los Altos Village Condo Amd (1); East Village (1); Sweetwater Ranch Sec 2 Village B (1); ANDERSON MILL VILLAGE (1); Village Park 6 At Travis Country (1); Lofts At Tuscan Village The (1).

## 8.2.2 Study window

|                        |                                                                                                                                                                                                                                            |
|------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>In simple terms</b> | The most recent 365 days of closed sales: recent enough to describe today's market, long enough to give each group plenty of sales. The usual window is 180 days; it holds only 20 resale sales here (under 80), so the full year is used. |
| <b>Statistically</b>   | CloseDate from October 26, 2025 to October 25, 2026 inclusive.                                                                                                                                                                             |
| <b>The data</b>        | 53 single-family sales in the window: 53 resale, 0 new construction.                                                                                                                                                                       |

## 8.2.3 Resale and new construction

|                        |                                                                                                                                                                        |
|------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>In simple terms</b> | 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. |
| <b>Statistically</b>   | New construction = NewConstructionYN true, or PropertyCondition contains "New Construction" or "Under Construction". Everything else is resale.                        |
| <b>The data</b>        | 53 resale; 0 new construction.                                                                                                                                         |

## 8.2.4 Sales left out

|                        |                                                                                                                                                                                 |
|------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>In simple terms</b> | A few records cannot be used as entered and are left out before any analysis.                                                                                                   |
| <b>Statistically</b>   | Excluded: PropertySubType other than Single Family Residence; no OriginalListPrice; LivingArea under 400 SF; seller payments above 10% of ClosePrice (treated as entry errors). |
| <b>The data</b>        | None in this window.                                                                                                                                                            |

## 8.2.5 Quartiles and groups

|                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>In simple terms</b> | 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 \$372K".                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Statistically</b>   | Sort by the slicing variable; cut k sits at $\text{round}(nk/4)$ , $k = 1 \dots 3$ . A cut that would split tied values moves to the nearer edge of the tie. A group under 3 sales merges into its smaller neighbor. Range names use the next group's lowest value ("Under") and the previous group's highest value ("Over"/"After").                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>The data</b>        | <p><b>Quartiles by net sale price:</b> Under \$372K: \$296,000–\$366,000 (13 sales); \$372K–\$398K: \$372,500–\$398,500 (13 sales); \$405K–\$503K: \$405,000–\$503,000 (14 sales); Over \$503K: \$510,000–\$790,000 (13 sales)</p> <p><b>Quartiles by living area:</b> Under 1,343 SF: 1,222–1,335 SF (13 sales); 1,343–1,488 SF: 1,343–1,488 SF (13 sales); 1,503–1,989 SF: 1,503–1,989 SF (14 sales); Over 1,989 SF: 2,012–4,298 SF (13 sales)</p> <p><b>Quartiles by year built:</b> Before 1975: 1971–1973 (13 sales); 1975–1978: 1975–1978 (14 sales); 1979–1980: 1979–1980 (12 sales); After 1980: 1981–1983 (14 sales)</p> <p><b>View and no view:</b> View: MLS lists a view (9 sales); No view: None or Neighborhood (43 sales)</p> |

## 8.2.6 Average and median

|                        |                                                                                                                                                                                                     |
|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>In simple terms</b> | 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.                                        |
| <b>Statistically</b>   | Mean $\bar{x} = (1/n) \sum x_i$ ; median = 50th percentile. Price, price per SF, living area and discount use the mean; days on market and year built use the median (skewed or whole-year values). |
| <b>The data</b>        | Net sale price: average \$443,634, median \$405,000. Days on market: average 79, median 43: the average is pulled up by a few long listings.                                                        |

## 8.2.7 Kruskal–Wallis test

|                        |                                                                                                                                                                                                                                                                                                                                                              |
|------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>In simple terms</b> | 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.                                                                                                                                                                                          |
| <b>Statistically</b>   | $H = [12/(n(n+1))] \sum R_j^2/n_j - 3(n+1)$ , compared with $\chi^2$ on $k - 1$ degrees of freedom (Kruskal & Wallis, 1952). Effect size $\epsilon^2 = H/(n - 1)$ : $\geq .01$ small, $\geq .06$ medium, $\geq .14$ large (Tomczak & Tomczak, 2014). A slice is tested only when every group has at least 5 sales; smaller groups are described, not tested. |
| <b>The data</b>        | Run on every measure in sections 3–5; each result is in 8.3.                                                                                                                                                                                                                                                                                                 |

## 8.2.8 Mann–Whitney U test

|                        |                                                                                                                                                                                          |
|------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>In simple terms</b> | The same check when there are only two groups: view against no view.                                                                                                                     |
| <b>Statistically</b>   | Two-sided U test (Mann & Whitney, 1947). Effect size = rank-biserial correlation $ 1 - 2U/(n_1n_2) $ : $\geq .10$ small, $\geq .30$ medium, $\geq .50$ large (Kerby, 2014; Cohen, 1988). |
| <b>The data</b>        | Run on every measure in section 6; results in 8.3.                                                                                                                                       |

## 8.2.9 Chi-square test

|                        |                                                                                                                                                                                                                   |
|------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>In simple terms</b> | Checks whether a yes/no share (price cut, seller payment, view) differs between groups more than chance would.                                                                                                    |
| <b>Statistically</b>   | Pearson $\chi^2$ on the $2 \times k$ table of counts, no continuity correction (Pearson, 1900). Effect size Cramér's $V = \sqrt{(\chi^2/n)}: \geq .10$ small, $\geq .30$ medium, $\geq .50$ large (Cramér, 1946). |
| <b>The data</b>        | Run on the three shares in every slice; results in 8.3.                                                                                                                                                           |

## 8.2.10 Real difference (significance)

|                        |                                                                                                                                                                                                                                             |
|------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>In simple terms</b> | "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.                                                         |
| <b>Statistically</b>   | 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.                                                    |
| <b>The data</b>        | 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

|                        |                                                                                                                                                                                  |
|------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>In simple terms</b> | A difference can be real but small. The size word (small, medium, large) says how much the groups pull apart.                                                                    |
| <b>Statistically</b>   | $\epsilon^2$ 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". |
| <b>The data</b>        | 6 real differences across the four slices; sizes are listed in 8.3.                                                                                                              |

## 8.2.12 Rounding in the text

|                        |                                                                                                                                                                                            |
|------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>In simple terms</b> | Headings and sentences round figures so they read easily; the tables at the end of each section give them in full.                                                                         |
| <b>Statistically</b>   | 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. |
| <b>The data</b>        | Days on market is always shown in days.                                                                                                                                                    |

## 8.3 Test results

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

### 8.3.1 Quartiles by net sale price

| Measure                              | Test           | Statistic       | df | p-value | Threshold    | Real difference? | Effect size          | Size   |
|--------------------------------------|----------------|-----------------|----|---------|--------------|------------------|----------------------|--------|
| Net price per SF                     | Kruskal-Wallis | $H = 4.96$      | 3  | 0.1748  | $p < 0.0063$ | Unclear          | $\epsilon^2 = 0.095$ | medium |
| Living area                          | Kruskal-Wallis | $H = 14.07$     | 3  | 0.0028  | $p < 0.0063$ | Yes              | $\epsilon^2 = 0.271$ | large  |
| Year built                           | Kruskal-Wallis | $H = 1.70$      | 3  | 0.6375  | $p < 0.0063$ | Unclear          | $\epsilon^2 = 0.033$ | small  |
| Days on market                       | Kruskal-Wallis | $H = 4.81$      | 3  | 0.1862  | $p < 0.0063$ | Unclear          | $\epsilon^2 = 0.093$ | medium |
| Discount from original list          | Kruskal-Wallis | $H = 6.70$      | 3  | 0.0819  | $p < 0.0063$ | Unclear          | $\epsilon^2 = 0.129$ | medium |
| Price cut before sale                | Chi-square     | $\chi^2 = 1.21$ | 3  | 0.7512  | $p < 0.0063$ | Unclear          | Cramér's $V = 0.151$ | small  |
| Seller paid closing costs or repairs | Chi-square     | $\chi^2 = 7.89$ | 3  | 0.0484  | $p < 0.0063$ | Unclear          | Cramér's $V = 0.386$ | medium |
| Has a view                           | Chi-square     | $\chi^2 = 1.67$ | 3  | 0.6436  | $p < 0.0063$ | Unclear          | Cramér's $V = 0.178$ | 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 | $H = 20.38$      | 3  | 0.0001     | $p < 0.0063$ | Yes              | $\epsilon^2 = 0.392$ | large  |
| Net price per SF                     | Kruskal-Wallis | $H = 16.69$      | 3  | 0.0008     | $p < 0.0063$ | Yes              | $\epsilon^2 = 0.321$ | large  |
| Year built                           | Kruskal-Wallis | $H = 25.95$      | 3  | $< 0.0001$ | $p < 0.0063$ | Yes              | $\epsilon^2 = 0.499$ | large  |
| Days on market                       | Kruskal-Wallis | $H = 4.26$       | 3  | 0.2350     | $p < 0.0063$ | Unclear          | $\epsilon^2 = 0.082$ | medium |
| Discount from original list          | Kruskal-Wallis | $H = 0.99$       | 3  | 0.8046     | $p < 0.0063$ | Unclear          | $\epsilon^2 = 0.019$ | small  |
| Price cut before sale                | Chi-square     | $\chi^2 = 3.43$  | 3  | 0.3293     | $p < 0.0063$ | Unclear          | Cramér's $V = 0.255$ | small  |
| Seller paid closing costs or repairs | Chi-square     | $\chi^2 = 1.97$  | 3  | 0.5785     | $p < 0.0063$ | Unclear          | Cramér's $V = 0.193$ | small  |
| Has a view                           | Chi-square     | $\chi^2 = 10.13$ | 3  | 0.0175     | $p < 0.0063$ | Unclear          | Cramér's $V = 0.437$ | medium |

### 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 = 11.66       | 3  | 0.0087   | p < 0.0063 | Unclear          | $\epsilon^2 = 0.224$ | large  |
| Net price per SF                     | Kruskal-Wallis | H = 29.74       | 3  | < 0.0001 | p < 0.0063 | Yes              | $\epsilon^2 = 0.572$ | large  |
| Living area                          | Kruskal-Wallis | H = 27.27       | 3  | < 0.0001 | p < 0.0063 | Yes              | $\epsilon^2 = 0.524$ | large  |
| Days on market                       | Kruskal-Wallis | H = 4.03        | 3  | 0.2587   | p < 0.0063 | Unclear          | $\epsilon^2 = 0.077$ | medium |
| Discount from original list          | Kruskal-Wallis | H = 2.31        | 3  | 0.5104   | p < 0.0063 | Unclear          | $\epsilon^2 = 0.044$ | small  |
| Price cut before sale                | Chi-square     | $\chi^2 = 4.96$ | 3  | 0.1748   | p < 0.0063 | Unclear          | Cramér's V = 0.306   | medium |
| Seller paid closing costs or repairs | Chi-square     | $\chi^2 = 2.29$ | 3  | 0.5138   | p < 0.0063 | Unclear          | Cramér's V = 0.208   | small  |
| Has a view                           | Chi-square     | $\chi^2 = 6.22$ | 3  | 0.1015   | p < 0.0063 | Unclear          | Cramér's V = 0.342   | 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 = 168.00      | —  | 0.5454  | p < 0.0063 | Unclear          | rank-biserial r = 0.132 | small      |
| Net price per SF                     | Mann-Whitney U | U = 156.00      | —  | 0.3708  | p < 0.0063 | Unclear          | rank-biserial r = 0.194 | small      |
| Living area                          | Mann-Whitney U | U = 238.00      | —  | 0.2872  | p < 0.0063 | Unclear          | rank-biserial r = 0.230 | small      |
| Year built                           | Mann-Whitney U | U = 219.00      | —  | 0.5420  | p < 0.0063 | Unclear          | rank-biserial r = 0.132 | small      |
| Days on market                       | Mann-Whitney U | U = 116.00      | —  | 0.0625  | p < 0.0063 | Unclear          | rank-biserial r = 0.401 | medium     |
| Discount from original list          | Mann-Whitney U | U = 152.00      | —  | 0.3213  | p < 0.0063 | Unclear          | rank-biserial r = 0.214 | small      |
| Price cut before sale                | Chi-square     | $\chi^2 = 1.84$ | 1  | 0.1746  | p < 0.0063 | Unclear          | Cramér's V = 0.188      | small      |
| Seller paid closing costs or repairs | Chi-square     | $\chi^2 = 0.06$ | 1  | 0.8104  | p < 0.0063 | Unclear          | Cramér's V = 0.033      | negligible |

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## 8.4 Data notes

Left out of the analysis: 0 new - construction sales (basic statistics only, section 7); nothing else. Statistics: Python, NumPy 2.5.3, SciPy 1.18.1.

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## 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 53 closed MLS resale sales; the 0 new - construction sales appear only in their own section, as basic statistics. Sale and listing data: ABOR MLS via secure APIs, pulled October 26, 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.**