Village

Austin, TX 78750 · 78745
Resale homes · closed Nov 8 – Nov 7, 2026
Prepared for Buyers, sellers and agents

Prepared by ALEX Real Estate
Market Study · Resale Analysis
Version 2.4
November 8, 2026 · 7:23 AM CST

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

RESALE SALES, 365 DAYS	MEDIAN NET SALE PRICE	MEDIAN NET PRICE PER SF	MEDIAN DAYS ON MARKET
63	$405,000	$256	36 days
single-family resale homes	average $441,389	average $265	average 73 days

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1. Summary

Resale homes · 63 sales · November 8, 2025 – November 7, 2026

This study looks at the **63 resale homes** sold in Village in the **365 days** to November 7, 2026. A full year is used because only 25 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.

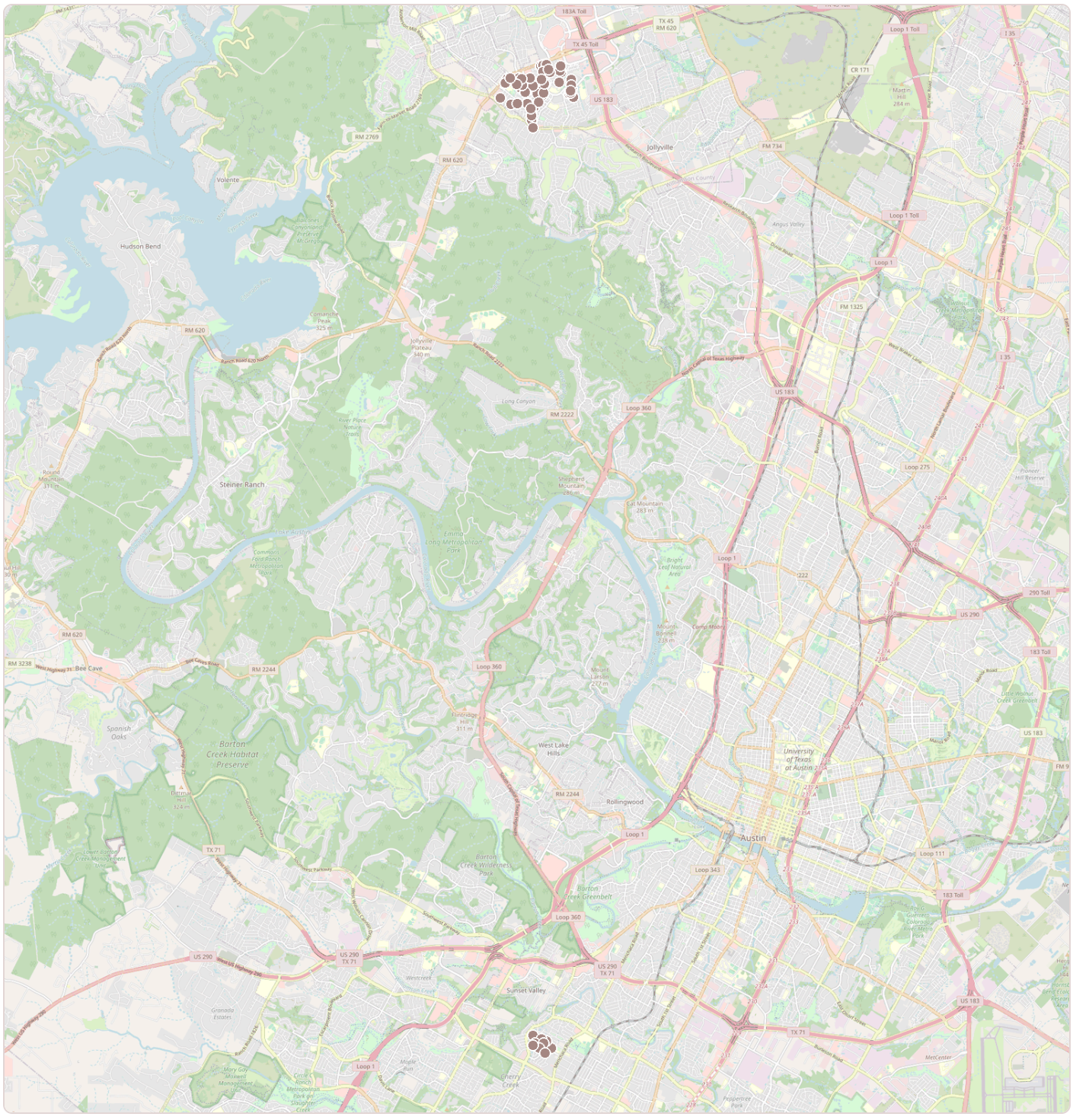
Each comparison has its own section (3–6) with everything about it in one place: the key differences, a table of every measure at a glance, the charts and the numbers.

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2. Where the resale homes sold

63 resale homes · colored by price range

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

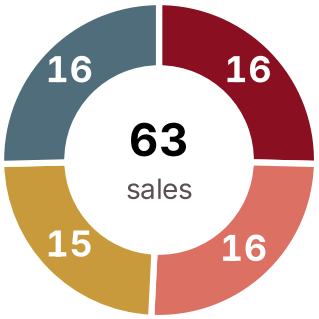


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3. Quartiles by net sale price

Resale homes · 63 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.



Sales per group

- Under $363K: 16 sales (25%)
- $363K–$405K: 16 sales (25%)
- $406K–$495K: 15 sales (24%)
- Over $495K: 16 sales (25%)

Bottom line

- Homes over $495K are about 590 SF (38%) larger than homes under $363K.
- Homes over $495K sell for about $78 per SF (36%) more than homes under $363K.

3.1 Key differences

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

Under $363K $363K–$405K $406K–$495K Over $495K

Higher-priced homes Over $495K

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

Lower-priced homes Under $363K

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

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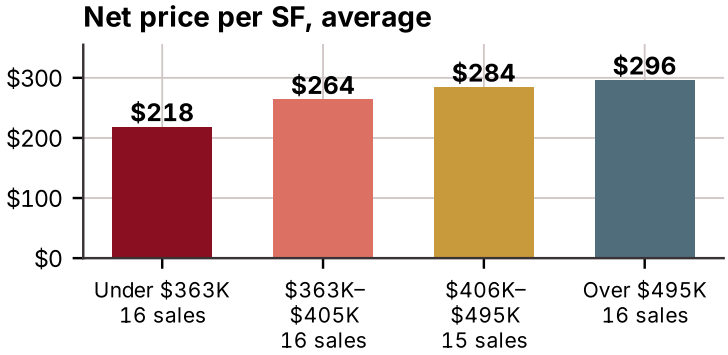
3.2 At a glance

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

	Under $363K	$363K–$405K	$406K–$495K	Over $495K	Real difference?
Net price per SF	$218 per SF **Lowest**	$264 per SF	$284 per SF	$296 per SF **Highest**	✓ large
Living area	1,559 SF	1,477 SF **Smallest**	1,643 SF	2,151 SF **Largest**	✓ large
Year built	1978	1978	1978	1980	unclear
Days on market	41 days	42 days	43 days	20 days	unclear
Discount from original list	10.9%	8.5%	5.6%	4.8%	unclear
Price cut before sale	56%	50%	60%	50%	unclear
Seller paid closing costs or repairs	25%	62%	60%	44%	unclear
Has a view	31%	12%	13%	25%	unclear

How to read this section. Each heading gives the finding. The gold box says whether the gap is real (✓, with its size) or could be chance (–). The section ends with its numbers; the tests are in section 8.3.

3.3 Homes over $495K sell for about $78 per SF (36%) more than homes under $363K

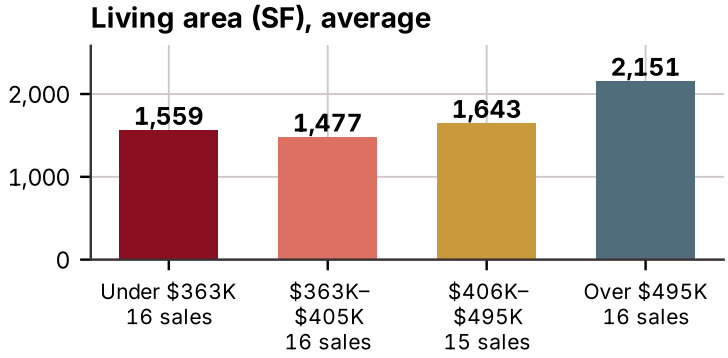


The average is **$296 per SF** for homes over $495K and **$218 per SF** for homes under $363K. It rises step by step from the lowest range to the highest. Defined in 8.1.2.

✓ **Real difference** · large

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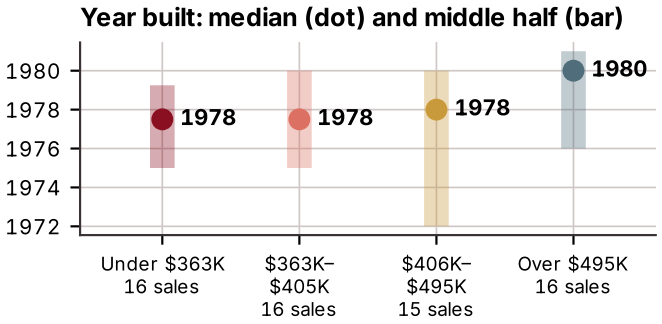
3.4 Homes over $495K are about 590 SF (38%) larger than homes under $363K



The average is **2,151 SF** for homes over $495K and **1,559 SF** for homes under $363K. It does not move in a straight line; homes over $495K are highest. Defined in 8.1.3.

✓ **Real difference** · large

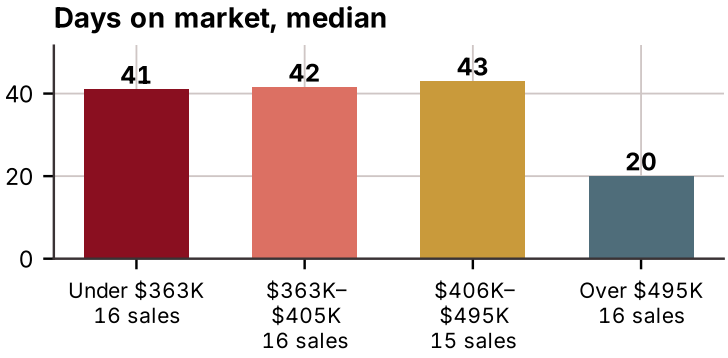
3.5 Year built: no clear difference



The median is **1980** for homes over $495K and **1978** for homes under $363K. 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

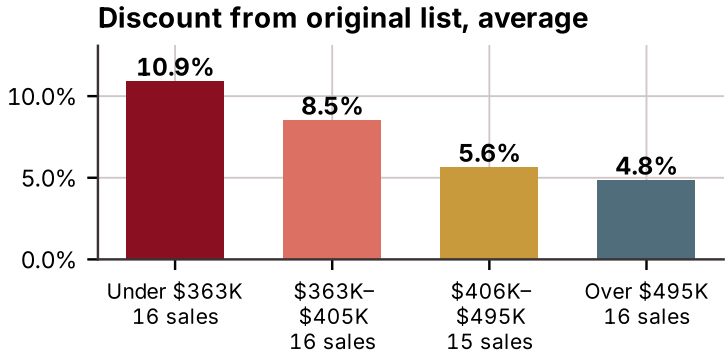


The median is **20 days** for homes over $495K and **41 days** for homes under $363K. It does not move in a straight line; homes $406K–$495K are highest. Defined in 8.1.5.

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

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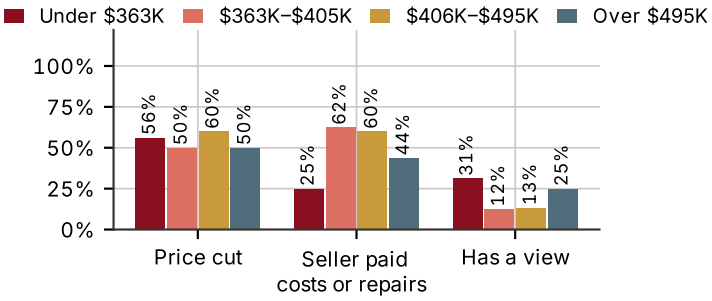
3.7 Discount from original list: no clear difference



The average is **4.8%** for homes over $495K and **10.9%** for homes under $363K. It falls step by step from the lowest range to the highest.
Defined in 8.1.6.

– No clear difference · could be chance

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



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

- 50% of homes over $495K had a price cut before sale, against 56% of homes under $363K. Defined in 8.1.7.
- 44% of homes over $495K had the seller pay closing costs or repairs, against 25% of homes under $363K. Defined in 8.1.8.
- 25% of homes over $495K have a view, against 31% of homes under $363K. 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 $363K 16 sales	$363K–$405K 16 sales	$406K–$495K 15 sales	Over $495K 16 sales	All 63 sales	Real difference?
Net sale price average	$331,900	$383,656	$449,250	$601,241	$441,389	by design
Net price per SF average	$218	$264	$284	$296	$265	✓ large
Living area average	1,559	1,477	1,643	2,151	1,709	✓ large
Year built median	1978	1978	1978	1980	1978	unclear

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3.10 The numbers: selling

	Under $363K 16 sales	$363K–$405K 16 sales	$406K–$495K 15 sales	Over $495K 16 sales	All 63 sales	Real difference?
Days on market median	41	42	43	20	36	unclear
Discount from original list average	10.9%	8.5%	5.6%	4.8%	7.5%	unclear
Price cut before sale	56%	50%	60%	50%	54%	unclear
Seller paid closing costs or repairs	25%	62%	60%	44%	48%	unclear
Has a view	31%	12%	13%	25%	21%	unclear

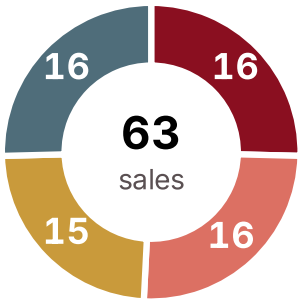
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.1.

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4. Quartiles by living area

Resale homes · 63 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 1,363 SF: 16 sales (25%)
- 1,363–1,584 SF: 16 sales (25%)
- 1,592–1,977 SF: 15 sales (24%)
- Over 1,977 SF: 16 sales (25%)

Bottom line

- Homes over 1,977 SF are about 9 years newer than homes under 1,363 SF.
- Homes over 1,977 SF sell for about $137K (32%) more than homes under 1,363 SF.
- Homes over 1,977 SF sell for about $80 per SF (24%) less than homes under 1,363 SF.

4.1 Key differences

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

Under 1,363 SF · 1,363–1,584 SF · 1,592–1,977 SF · Over 1,977 SF

Larger homes Over 1,977 SF

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

Smaller homes Under 1,363 SF

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

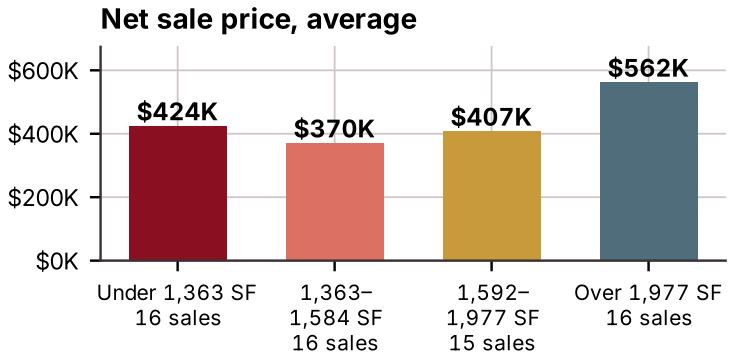
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4.2 At a glance

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

	Under 1,363 SF	1,363–1,584 SF	1,592–1,977 SF	Over 1,977 SF	Real difference?
Net sale price	$424K	$370K **Lowest**	$407K	$562K **Highest**	✓ large
Net price per SF	$330 per SF **Highest**	$252 per SF	$226 per SF **Lowest**	$250 per SF	✓ large
Year built	1972 **Oldest**	1978	1978	1981 **Newest**	✓ large
Days on market	93 days	28 days	21 days	42 days	unclear
Discount from original list	8.1%	6.7%	7.2%	8.0%	unclear
Price cut before sale	56%	50%	40%	69%	unclear
Seller paid closing costs or repairs	50%	50%	53%	38%	unclear
Has a view	0%	31%	40%	12%	unclear

4.3 Homes over 1,977 SF sell for about $137K (32%) more than homes under 1,363 SF

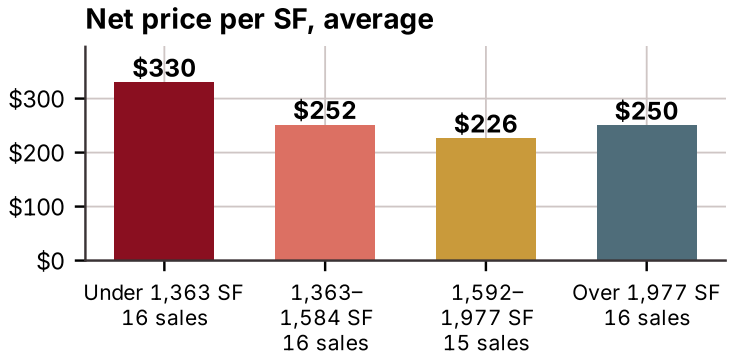


The average is **$562K** for homes over 1,977 SF and **$424K** for homes under 1,363 SF. It does not move in a straight line; homes over 1,977 SF are highest. Defined in 8.1.1.

✓ **Real difference** · large

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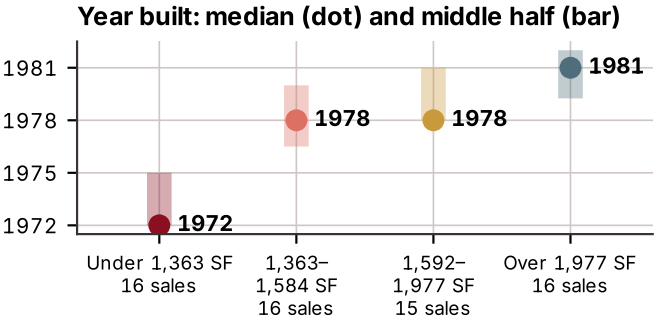
4.4 Homes over 1,977 SF sell for about $80 per SF (24%) less than homes under 1,363 SF



The average is **$250 per SF** for homes over 1,977 SF and **$330 per SF** for homes under 1,363 SF. It does not move in a straight line; homes under 1,363 SF are highest.
Defined in 8.1.2.

✓ **Real difference** · large

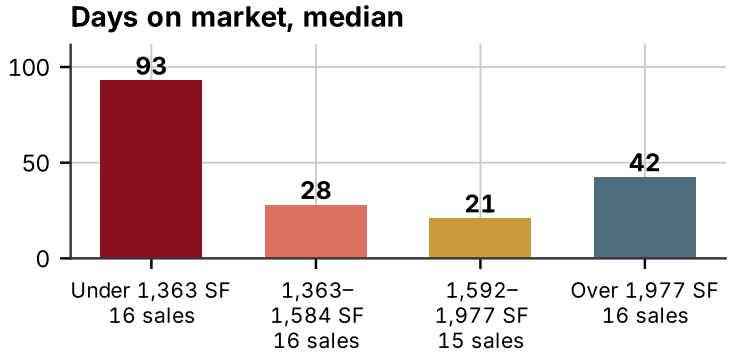
4.5 Homes over 1,977 SF are about 9 years newer than homes under 1,363 SF



The median is **1981** for homes over 1,977 SF and **1972** for homes under 1,363 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

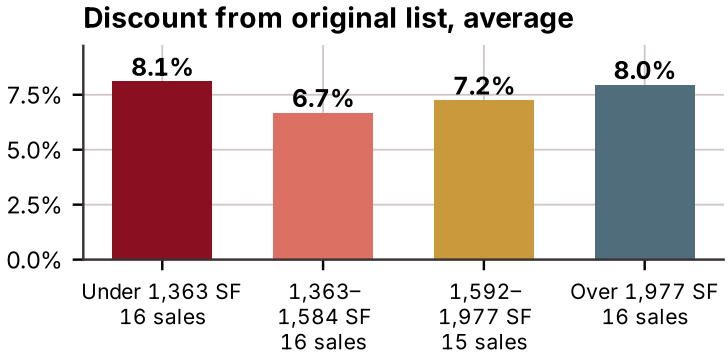


The median is **42 days** for homes over 1,977 SF and **93 days** for homes under 1,363 SF. It does not move in a straight line; homes under 1,363 SF are highest. Defined in 8.1.5.

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

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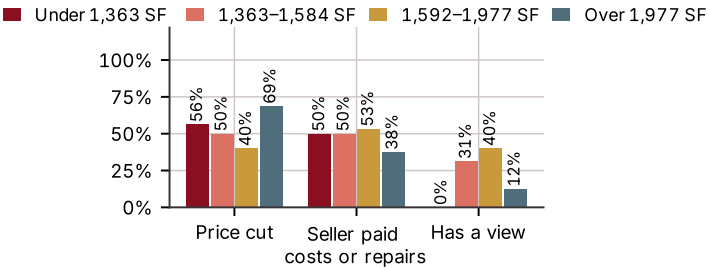
4.7 Discount from original list: no clear difference



The average is **8.0%** for homes over 1,977 SF and **8.1%** for homes under 1,363 SF. It does not move in a straight line; homes under 1,363 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 1,977 SF had a price cut before sale, against 56% of homes under 1,363 SF. Defined in 8.1.7.
- 38% of homes over 1,977 SF had the seller pay closing costs or repairs, against 50% of homes under 1,363 SF. Defined in 8.1.8.
- 12% of homes over 1,977 SF have a view, against 0% of homes under 1,363 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 1,363 SF 16 sales	1,363–1,584 SF 16 sales	1,592–1,977 SF 15 sales	Over 1,977 SF 16 sales	All 63 sales	Real difference?
Net sale price average	$424,269	$370,228	$407,260	$561,666	$441,389	✓ large
Net price per SF average	$330	$252	$226	$250	$265	✓ large
Living area average	1,285	1,474	1,801	2,280	1,709	by design
Year built median	1972	1978	1978	1981	1978	✓ large

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4.10 The numbers: selling

	Under 1,363 SF 16 sales	1,363–1,584 SF 16 sales	1,592–1,977 SF 15 sales	Over 1,977 SF 16 sales	All 63 sales	Real difference?
Days on market median	93	28	21	42	36	unclear
Discount from original list average	8.1%	6.7%	7.2%	8.0%	7.5%	unclear
Price cut before sale	56%	50%	40%	69%	54%	unclear
Seller paid closing costs or repairs	50%	50%	53%	38%	48%	unclear
Has a view	0%	31%	40%	12%	21%	unclear

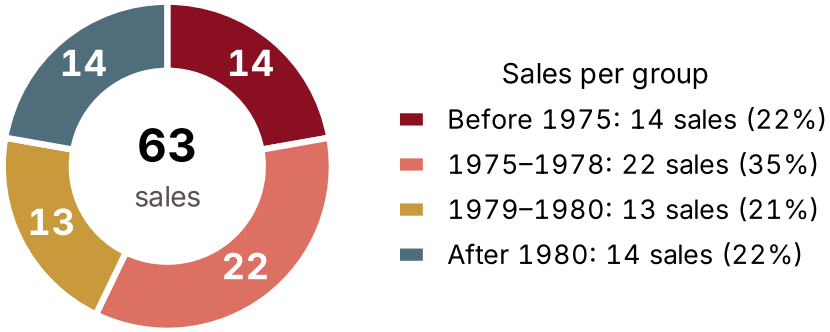
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.2.

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5. Quartiles by year built

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



Bottom line

- Homes built after 1980 sell for about $132 per SF (37%) less than homes built before 1975.
- Homes built after 1980 are about 780 SF (55%) 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.

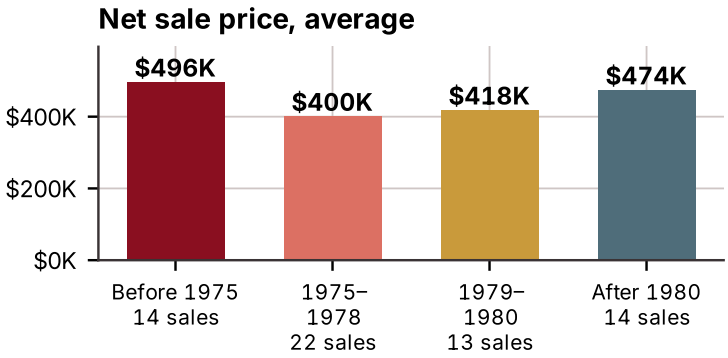
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5.2 At a glance

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

	Before 1975	1975–1978	1979–1980	After 1980	Real difference?
Net sale price	$496K	$400K	$418K	$474K	unclear
Net price per SF	$352 per SF **Highest**	$244 per SF	$255 per SF	$221 per SF **Lowest**	✓ large
Living area	1,403 SF **Smallest**	1,645 SF	1,638 SF	2,179 SF **Largest**	✓ large
Days on market	106 days	20 days	46 days	30 days	unclear
Discount from original list	9.1%	6.7%	6.3%	8.2%	unclear
Price cut before sale	71%	36%	62%	57%	unclear
Seller paid closing costs or repairs	36%	50%	69%	36%	unclear
Has a view	0%	36%	23%	14%	unclear

5.3 Net sale price: no clear difference

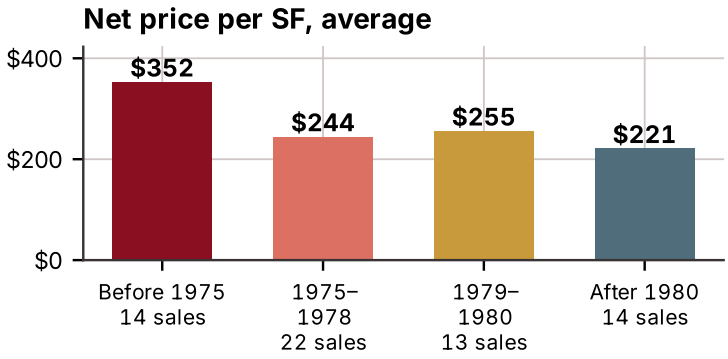


The average is **$474K** for homes built after 1980 and **$496K** for homes built before 1975. It does not move in a straight line; homes built before 1975 are highest. Defined in 8.1.1.

– No clear difference · could be chance

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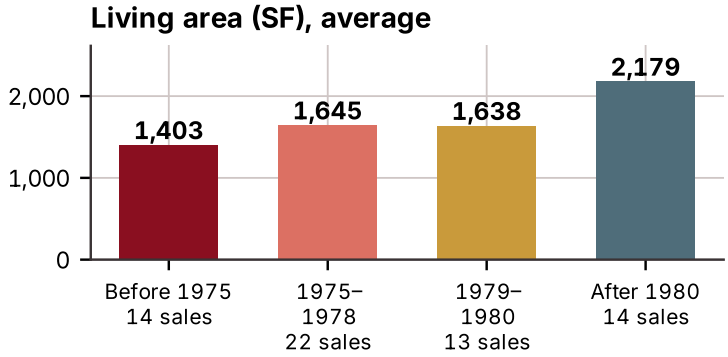
5.4 Homes built after 1980 sell for about $132 per SF (37%) less than homes built before 1975



The average is **$221 per SF** for homes built after 1980 and **$352 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

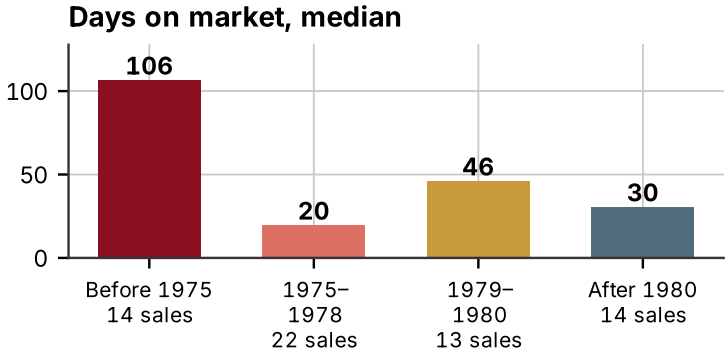
5.5 Homes built after 1980 are about 780 SF (55%) larger than homes built before 1975



The average is **2,179 SF** for homes built after 1980 and **1,403 SF** for homes built before 1975. It does not move in a straight line; homes built after 1980 are highest. Defined in 8.1.3.

✓ **Real difference** · large

5.6 Days on market: no clear difference

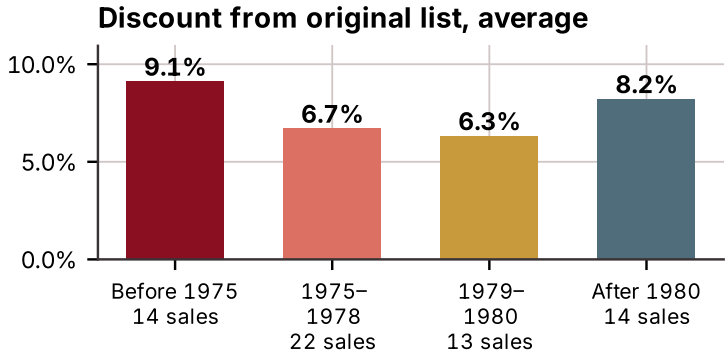


The median is **30 days** for homes built after 1980 and **106 days** for homes built before 1975. It does not move in a straight line; homes built before 1975 are highest. Defined in 8.1.5.

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

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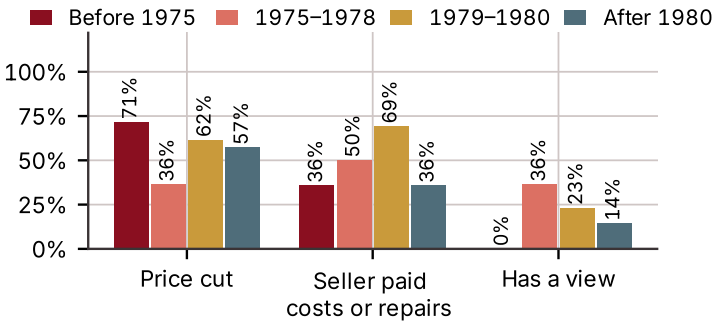
5.7 Discount from original list: no clear difference



The average is **8.2%** for homes built after 1980 and **9.1%** for homes built before 1975. It does not move in a straight line; homes built before 1975 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 71% of homes built before 1975. Defined in 8.1.7.
- 36% of homes built after 1980 had the seller pay closing costs or repairs, against 36% 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 14 sales	1975–1978 22 sales	1979–1980 13 sales	After 1980 14 sales	All 63 sales	Real difference?
Net sale price average	$495,671	$400,250	$417,704	$473,747	$441,389	unclear
Net price per SF average	$352	$244	$255	$221	$265	✓ large
Living area average	1,403	1,645	1,638	2,179	1,709	✓ large
Year built median	1972	1977	1980	1982	1978	by design

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5.10 The numbers: selling

	Before 1975 14 sales	1975–1978 22 sales	1979–1980 13 sales	After 1980 14 sales	All 63 sales	Real difference?
Days on market median	106	20	46	30	36	unclear
Discount from original list average	9.1%	6.7%	6.3%	8.2%	7.5%	unclear
Price cut before sale	71%	36%	62%	57%	54%	unclear
Seller paid closing costs or repairs	36%	50%	69%	36%	48%	unclear
Has a view	0%	36%	23%	14%	21%	unclear

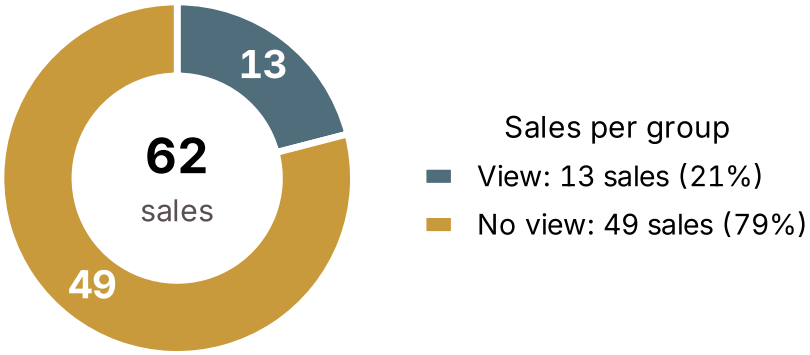
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.3.

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6. View and no view

Resale homes · 63 sales · November 8, 2025 – November 7, 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.

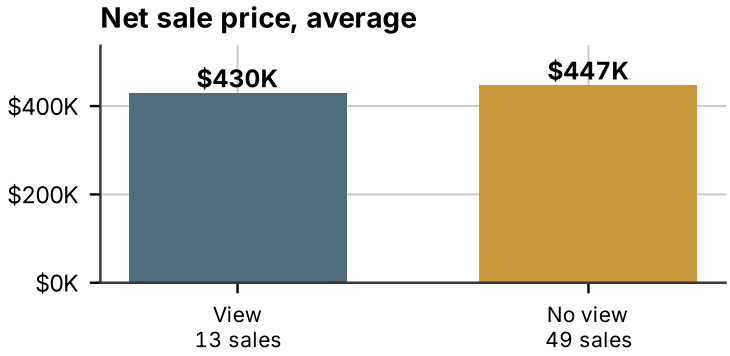
6.2 At a glance

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	$430K	$447K	unclear
Net price per SF	$242 per SF	$272 per SF	unclear
Living area	1,762 SF	1,701 SF	unclear
Year built	1978	1978	unclear
Days on market	18 days	36 days	unclear
Discount from original list	7.8%	7.4%	unclear
Price cut before sale	46%	57%	unclear
Seller paid closing costs or repairs	46%	47%	unclear

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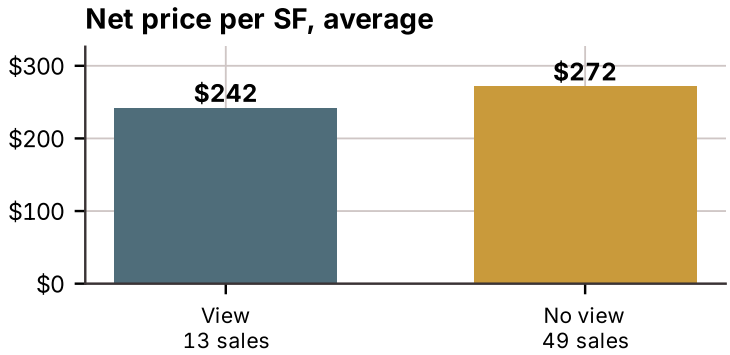
6.3 Net sale price: no clear difference



The average is **$430K** for homes with a view and **$447K** for homes without a view. Defined in 8.1.1.

– No clear difference · could be chance

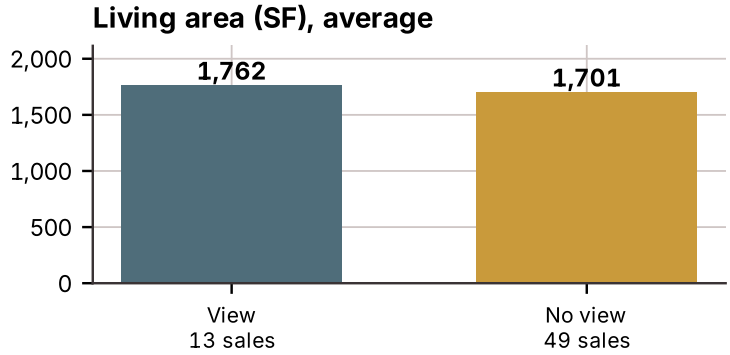
6.4 Net price per SF: no clear difference



The average is **$242 per SF** for homes with a view and **$272 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

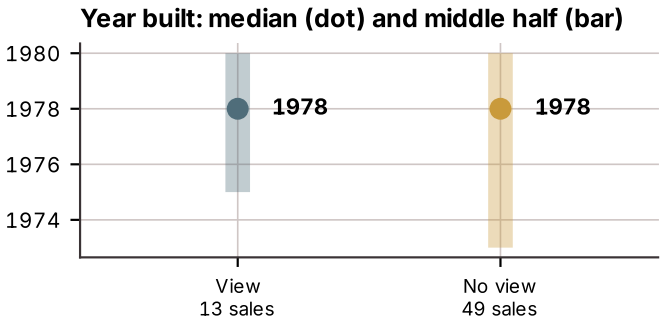


The average is **1,762 SF** for homes with a view and **1,701 SF** for homes without a view. Defined in 8.1.3.

– No clear difference · could be chance

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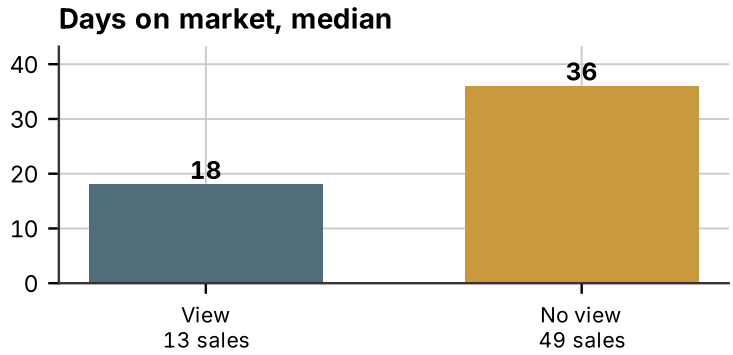
6.6 Year built: no clear difference



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

– No clear difference · could be chance

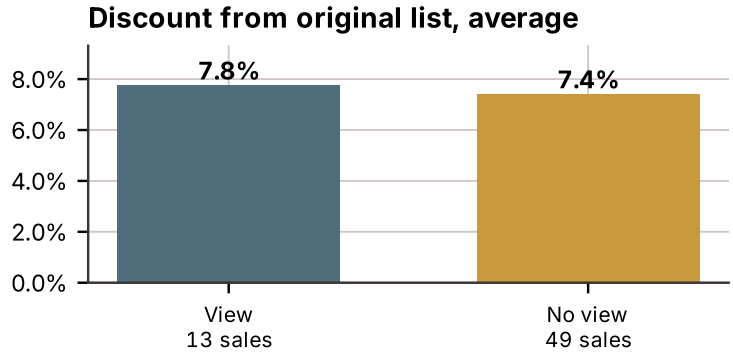
6.7 Days on market: no clear difference



The median is **18 days** for homes with a view and **36 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

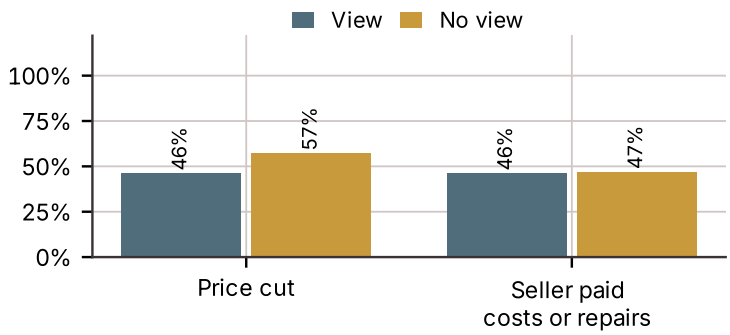


The average is **7.8%** for homes with a view and **7.4%** for homes without a view. Defined in 8.1.6.

– 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.

- 46% of homes with a view had a price cut before sale, against 57% of homes without a view. Defined in 8.1.7.
- 46% of homes with a view had the seller pay closing costs or repairs, against 47% 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 13 sales	No view 49 sales	All 62 sales	Real difference?
Net sale price average	$429,522	$447,109	$443,421	unclear
Net price per SF average	$242	$272	$266	unclear
Living area average	1,762	1,701	1,714	unclear
Year built median	1978	1978	1978	unclear

6.11 The numbers: selling

	View 13 sales	No view 49 sales	All 62 sales	Real difference?
Days on market median	18	36	34	unclear
Discount from original list average	7.8%	7.4%	7.5%	unclear
Price cut before sale	46%	57%	55%	unclear
Seller paid closing costs or repairs	46%	47%	47%	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 Village.

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 63 resale sales. Average $441,389; median $405,000; standard deviation $115,429; middle half (25th–75th percentile) $363,200–$499,000; lowest $290,000, highest $790,000. 30 sales had a seller payment; their median payment was $5,450.

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 63 resale sales. Average $265; median $256; standard deviation $65; middle half (25th–75th percentile) $232–$279; lowest $166, highest $545.

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 63 resale sales. Average 1,709; median 1,584; standard deviation 475; middle half (25th–75th percentile) 1,358–1,983; lowest 1,222, highest 4,298.

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 63 resale sales. Average 1977; median 1978; standard deviation 4; middle half (25th–75th percentile) 1975–1980; lowest 1971, highest 1983.

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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 63 resale sales. Average 73; median 36; standard deviation 88; middle half (25th–75th percentile) 10–110; lowest 0, highest 377. 2 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 63 resale sales. Average 7.5%; median 5.6%; standard deviation 7.4%; middle half (25th–75th percentile) 1.8%–11.3%; lowest −4.6%, highest 31.8%. 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 34 of 63 resale sales (54.0%).

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 30 of 63 resale sales (47.6%).

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 13 sales with a view, 49 without, 1 unclassified. Most common View entries: None 38, Neighborhood 17, Park/Greenbelt 9, Trees/Woods 5, See Remarks 1, Pool 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 13:15 UTC), every field. Filter: StandardStatus = Closed, PropertyType = Residential, City = Austin, SubdivisionName contains any of “village”, “deerbrook village”, “grey rock village at anderson mill” (case-insensitive). A record is kept when its subdivision name belongs to the Village family, the same rule comparable sales use (it includes Deerbrook Village, Grey Rock Village At Anderson Mill, proven adjacent and priced alike).

The data Pulled November 8, 2026: 63 closed Village records over the prior year, in ZIP 78750, 78745. 29 subdivision spellings kept, the most common: Deerbrook Village (7); Village 16 At Anderson Mill (5); Village Sec 06 (4); Village Sec 05 (4); Village 02 At Anderson Mill (4); Village 01 At Anderson Mill (4); Village 09 At Anderson Mill (4); Village 17 At Anderson Mill Ph 02 (4); Grey Rock Village At Anderson Mill (3); Village 13 At Anderson Mill (3); Village Sec 04 (2); Village 06 At Anderson Mill (2); and 17 more (17 records). Names found by the search but not part of Village, left out: Spicewood At Balcones Villages (24); Nelson Village at Easton Park (15); Searight Village Condo (12); Easton Park - Nelson Village (12); Sweetwater Ranch Sec 1 Village (10); Anderson Mill Village (9); Village At Western Oaks Sec 15 (9); Village At Western Oaks Sec 16 (8); Woodland Village Anderson Mill Sec 02 Ph 01 (7); Trailwood Village One At Travi (6); Village Oaks Sec 3 (6); Village Oak West (6); Village At Western Oaks Sec 14 (6); The Cottages At Belterra Village (6); Woodstone Village Sec 01 (6); Lakewood Village (5); Northwest Village Add (5); Village At Western Oaks 06 (5); Village At Kinney Court (5); Village At Western Oaks 08 (5); Village At Western Oaks Sec 12 (5); Preston Village (5); Village At Western Oaks Sec 01 (5); Parmer Village Condos (4); Village At Walnut Creek Ph 1 (4); Lamplight Village Sec 04 (4); Village At Western Oaks Sec 13 (4); Village on Cooper Lane (4); Sweetwater Sec 1 Village G-1 (4); Woodstone Village Sec 03 (4); Woodland Village Anderson Mill Sec 01 Blk (4); Woodstone Village Sec 06 (4); Balcones Village Sec 03 Ph C (4); Highland Village Sec 02 Pt 03 (4); Balcones Village Sec 08 (4); Highland Village Sec 02 Pt 01 (4); Valley View Village Condo (4); Sweetbriar Village (4); Woodstone Village Sec 04 (4); Village At Western Oaks 09 (3); Highland Village Sec 02 Pt 02 (3); Village Park 3 At Travis Count (3); Balcones Village (3); Lamplight Village Sec 06 (3); Lamplight Village Sec 03 (3); Woodland Village Anderson Mill Sec 03 Blk (3); Woodland Village Anderson Mill Sec 02 Ph 02 (3); Mesa Village Condo Amd (3); Spicewood Village Condo Amd (3); Brushy Creek Village Pud (3); Shoal Village Sec 02 (3); Milrun Village At Anderson Mill (3); Village At Western Oaks Sec 03 (3); Lamplight Village Sec 01 (3); Village At Western Oaks Sec 33 (3); Woodstone Village Sec 02 (3); Villas At Tuscan Village Amd (3); Sweetwater Ranch Sec 1 Village L P (3); Village At Western Oaks Sec 18 (3); Village At Quail Creek Sec 02 (3); Shoal Village Sec 04 (3); Easton Park- Nelson Village (2); Woodstone Village (2); Sweetwater Sec 1 Village H (2); Wooten Village Sec 01 (2); Rosewood Village Sec 08 Amd (2); Sweetwater Ranch Sec 2 Village P3A (2); St Anthony Village Sec 02 (2); Wooten Village Sec 02 (2); East Village Condo Amd (2); Village at Wells Branch (2); Crown Ridge Village Sec 01 (2); Parmer Village Condo (2); Village At Western Oaks Sec 23 (2); Anderson Mill Village South (2); Rutland Village Sec 02 (2); Lamplight Village Sec 05 (2); Balcones Village Sec 09 (2); Village At Western Oaks Sec 17 (2); Lamar Village (2); Ridgewood Village Sec 01 (2); VILLAGE AT WESTERN OAKS (2); Village At Western Oaks 07 (2); Woodstone Village 06-A (2); Windsor Village (2); Village At Western Oaks Sec 11 (2); Sweetwater Ranch Sec 2 Village (2); Balcones Village Sec 06 (2); Trailwood Village One At Travis Country (2); Village At Western Oaks Sec 16-A (2); VILLAGE AT WESTERN OAKS SEC (2); Balcones Village Sec 05 Ph A (2); Arboretum Village Condo Amded (2); Wheeler Creek Village (2); Village At Treemont (2); Sweetwater Ranch Sec 2 Village N (2); Village At Western

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Oaks (2); Balcones Village Sec 04 (2); Trailwood Village Two At Travi (2); Marina Village At Lakeway Condo (2); Village At Ledge Stone Condo (2); Village Twenty One At Anderson (1); Parmer Village Twnhm Condos Bldg 1 (1); Lynnbrook Village Condo (1); Barstow Village Amd O (1); Soma Village Condos (1); Village On Congress Condo Amd (1); MESA VILLAGE CONDOMINIUMS AM (1); Highland Village Sec 01 (1); Village At Walnut Creek (1); Village Park 6 At Travis Country (1); The Bend at the Villages of Spicewood (1); Balcones Village Sec 10 (1); Village at Anderson Mill (1); Village At Western Oaks Sec 15-A (1); Jefferson Village / Crestview (1); Shoal Village Sec 03 (1); Balcones Village Sec 01-B (1); Whisper Vly Village 1 Ph 3 (1); Enclave Sec 1 At The Villages of Spicewood (1); Village At Western Oaks Sec 15-C (1); Village on Congress Condominiums (1); St Anthony Village (1); LAMPLIGHT VILLAGE SEC 3 (1); East Village Condo (1); Crown Ridge Village (1); Woodland Village Anderson Mill 02 (1); The Cottage At Belterra Village (1); Village Twenty Two At Anderson (1); Wooten Village Sec 04 (1); Spicewood At Balcones Village Sec 9 (1); Lofts At Tuscan Village The (1); Arbor Village Condo (1); Parmer Village Townhome (1); Anderson Mill - Woodland Village (1); Lakeshore Village (1); Village At Ledge Stone Condos (1); East Village (1); Village San Leanna Add 01 (1); Trailwood Village Travis Country (1); Bend At Villages Spicewood (1); Rutland Village (1); Village Square (1); Trailwood Village One at Travis Country (1); Village Oaks Sec 2 (1); Kings Village Sec 02 Pt 01 (1); Highland Village Sec 03 (1); Village at Western Oaks IX (1); Wooten Village Sec 3 (1); Trailwood Village (1); Travis Country - Trailwood Village One At Travis C (1); Parmer Village Condo Ph 11 (1); MESSINGER VILLAGES CONDOMINIUMS (1); VILLAGE PARK 4 AT TRAVIS COU (1); Sweetwater Ranch Sec 2 Village B (1); Sweetwater Ranch Sec 2 Village O (1); Lamplight Village (1); Sweetwater Ranch Village P3B Sec 2 (1); Deerbrook Village Anderson Mill (1); Balcones Village Sec 03 Ph A (1); Oasis Village Sec 03 (1); VILLAGE AT PLEASANT VALLEY (1); East Village I Condo (1); Devonshire Village (1); Village Park 7 At Travis Country (1); Los Altos Village Condo Amd (1); Hillcrest Village (1); Brushy Crk Village (1); Lake Creek Village at Anderson Mill (1); Sweetwater Ranch Sec 2 Village P2 (1); St Anthony Village Sec 03 (1); ANDERSON MILL VILLAGE (1); Concord Village Condo Sonesta West Sec 01A B (1); Oasis Village Sec 01 (1); PARMER VILLAGE TOWNHOME CONDO (1); Soma Village Condominiums (1); Searight Village (1); Rutland Village Sec 01 (1); Sweetwater Ranch Sec 2 Village P3B (1); Village At Western Oaks Sec 34 (1); Village At Western Oaks 10 (1); Highland Village Sec 04 (1); Spicewood At Balcones Village (1); PARMER VILLAGE (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 25 resale sales here (under 80), so the full year is used.

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

The data 63 single-family sales in the window: 63 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 63 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 None in this window.

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 $363K”.

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 $363K: $290,000–$363,000 (16 sales); $363K–$405K: $363,400–$405,000 (16 sales); $406K–$495K: $406,500–$495,000 (15 sales); Over $495K: $503,000–$790,000 (16 sales)
Quartiles by living area: Under 1,363 SF: 1,222–1,352 SF (16 sales); 1,363–1,584 SF: 1,363–1,584 SF (16 sales); 1,592–1,977 SF: 1,592–1,977 SF (15 sales); Over 1,977 SF: 1,989–4,298 SF (16 sales)
Quartiles by year built: Before 1975: 1971–1973 (14 sales); 1975–1978: 1975–1978 (22 sales); 1979–1980: 1979–1980 (13 sales); After 1980: 1981–1983 (14 sales)
View and no view: View: MLS lists a view (13 sales); No view: None or Neighborhood (49 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 $441,389, median $405,000. Days on market: average 73, median 36: 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 7 real differences across the four slices; sizes are listed in 8.3.

8.2.12 Rounding in the text

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

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

The data Days on market is always shown in days.

8.3 Test results

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

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8.3.1 Quartiles by net sale price

Measure	Test	Statistic	df	p-value	Threshold	Real difference?	Effect size	Size
Net price per SF	Kruskal–Wallis	H = 15.02	3	0.0018	p < 0.0063	**Yes**	$\varepsilon^2 = 0.242$	large
Living area	Kruskal–Wallis	H = 19.46	3	0.0002	p < 0.0063	**Yes**	$\varepsilon^2 = 0.314$	large
Year built	Kruskal–Wallis	H = 1.54	3	0.6721	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.025$	small
Days on market	Kruskal–Wallis	H = 2.27	3	0.5188	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.037$	small
Discount from original list	Kruskal–Wallis	H = 6.62	3	0.0851	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.107$	medium
Price cut before sale	Chi-square	$\chi^2 = 0.46$	3	0.9284	p < 0.0063	**Unclear**	Cramér's V = 0.085	negligible
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 5.72$	3	0.1261	p < 0.0063	**Unclear**	Cramér's V = 0.301	medium
Has a view	Chi-square	$\chi^2 = 2.42$	3	0.4896	p < 0.0063	**Unclear**	Cramér's V = 0.196	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 = 22.91	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.370$	large
Net price per SF	Kruskal–Wallis	H = 22.27	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.359$	large
Year built	Kruskal–Wallis	H = 28.92	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.467$	large
Days on market	Kruskal–Wallis	H = 5.95	3	0.1142	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.096$	medium
Discount from original list	Kruskal–Wallis	H = 0.57	3	0.9036	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.009$	negligible
Price cut before sale	Chi-square	$\chi^2 = 2.72$	3	0.4368	p < 0.0063	**Unclear**	Cramér's V = 0.208	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 0.93$	3	0.8192	p < 0.0063	**Unclear**	Cramér's V = 0.121	small
Has a view	Chi-square	$\chi^2 = 9.34$	3	0.0251	p < 0.0063	**Unclear**	Cramér's V = 0.385	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 = 7.45	3	0.0588	p < 0.0063	**Unclear**	ε^2 = 0.120	medium
Net price per SF	Kruskal–Wallis	H = 32.00	3	< 0.0001	p < 0.0063	**Yes**	ε^2 = 0.516	large
Living area	Kruskal–Wallis	H = 26.97	3	< 0.0001	p < 0.0063	**Yes**	ε^2 = 0.435	large
Days on market	Kruskal–Wallis	H = 6.18	3	0.1031	p < 0.0063	**Unclear**	ε^2 = 0.100	medium
Discount from original list	Kruskal–Wallis	H = 1.69	3	0.6382	p < 0.0063	**Unclear**	ε^2 = 0.027	small
Price cut before sale	Chi-square	χ^2 = 4.82	3	0.1855	p < 0.0063	**Unclear**	Cramér's V = 0.277	small
Seller paid closing costs or repairs	Chi-square	χ^2 = 4.08	3	0.2535	p < 0.0063	**Unclear**	Cramér's V = 0.254	small
Has a view	Chi-square	χ^2 = 7.36	3	0.0614	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 = 287.00	—	0.5919	p < 0.0063	**Unclear**	rank-biserial r = 0.099	negligible
Net price per SF	Mann–Whitney U	U = 254.00	—	0.2684	p < 0.0063	**Unclear**	rank-biserial r = 0.203	small
Living area	Mann–Whitney U	U = 396.00	—	0.1830	p < 0.0063	**Unclear**	rank-biserial r = 0.243	small
Year built	Mann–Whitney U	U = 346.50	—	0.6319	p < 0.0063	**Unclear**	rank-biserial r = 0.088	negligible
Days on market	Mann–Whitney U	U = 253.50	—	0.2646	p < 0.0063	**Unclear**	rank-biserial r = 0.204	small
Discount from original list	Mann–Whitney U	U = 310.00	—	0.8900	p < 0.0063	**Unclear**	rank-biserial r = 0.027	negligible
Price cut before sale	Chi-square	χ^2 = 0.50	1	0.4791	p < 0.0063	**Unclear**	Cramér's V = 0.090	negligible
Seller paid closing costs or repairs	Chi-square	χ^2 = 0.00	1	0.9598	p < 0.0063	**Unclear**	Cramér's V = 0.006	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.

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 63 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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