



Alexander Tiffany Southwest, LLC - ALEX Companies

ALEX Real Estate
genius real estate

ALEX Intelligence
deep intelligence

ALEX Institute
earned mastery

ALEX Invest
invest together

ALEX Cares
purposeful philanthropy



Wolf Ranch

Georgetown, TX 78628

Resale homes · closed Oct 25 – Oct 24, 2026

Prepared for Buyers, sellers and agents

Prepared by ALEX Real Estate

Market Study · Resale Analysis

Version 2.4

October 25, 2026 · 8:02 PM CDT

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

RESALE SALES, 365 DAYS

63

single-family resale homes

MEDIAN NET SALE PRICE

\$527,000

average \$570,790

MEDIAN NET PRICE PER SF

\$208

average \$212

MEDIAN DAYS ON MARKET

78 days

average 101 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 · 63 sales · October 25, 2025 – October 24, 2026

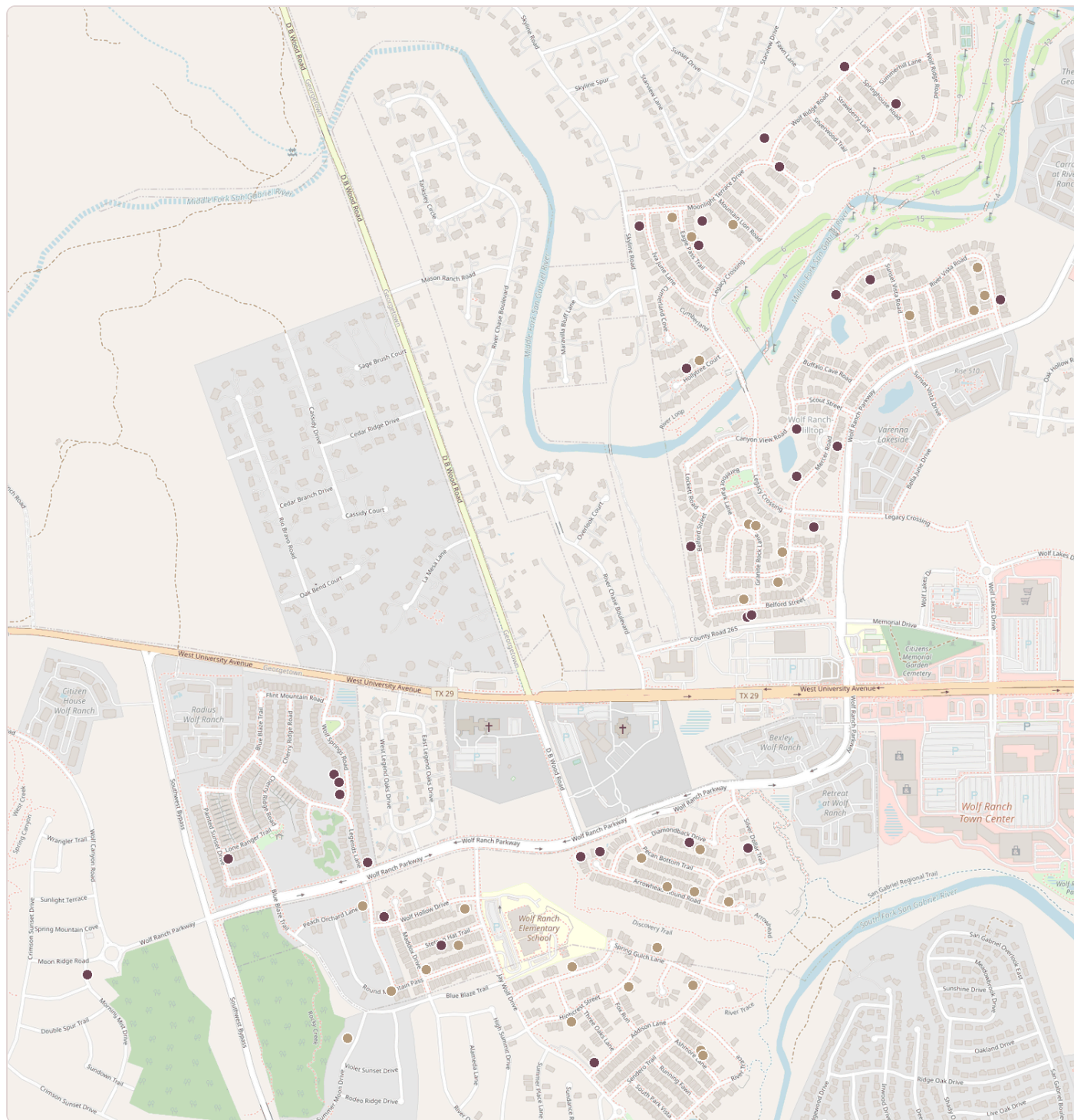
This study looks at the **63 resale homes** sold in Wolf Ranch in the **365 days** to October 24, 2026. A full year is used because only 45 resale homes sold in the last 180 days. New construction is left out and shown on its own in section 7. The homes are compared four ways: **by price, by living area, 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

63 resale homes · colored by price range

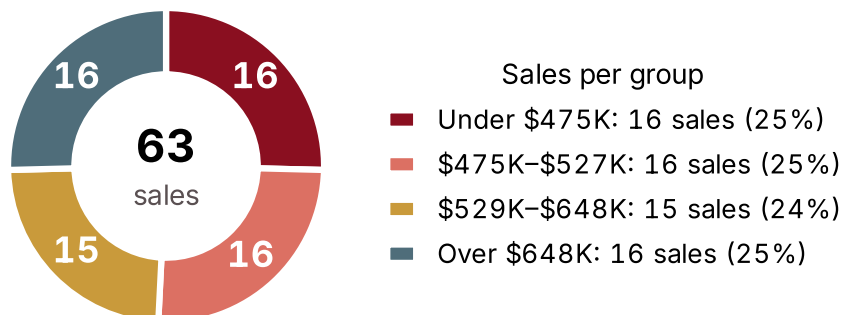
Each dot is one resale home, colored by its price range.



3. Quartiles by net sale price

Resale homes · 63 sales · October 25, 2025 – October 24, 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 \$648K are about 1,380 SF (66%) larger than homes under \$475K.

3.1 Key differences

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

■ Under \$475K ■ \$475K-\$527K ■ \$529K-\$648K ■ Over \$648K

Higher-priced homes Over \$648K

- Are much larger.

Lower-priced homes Under \$475K

- Are much smaller.

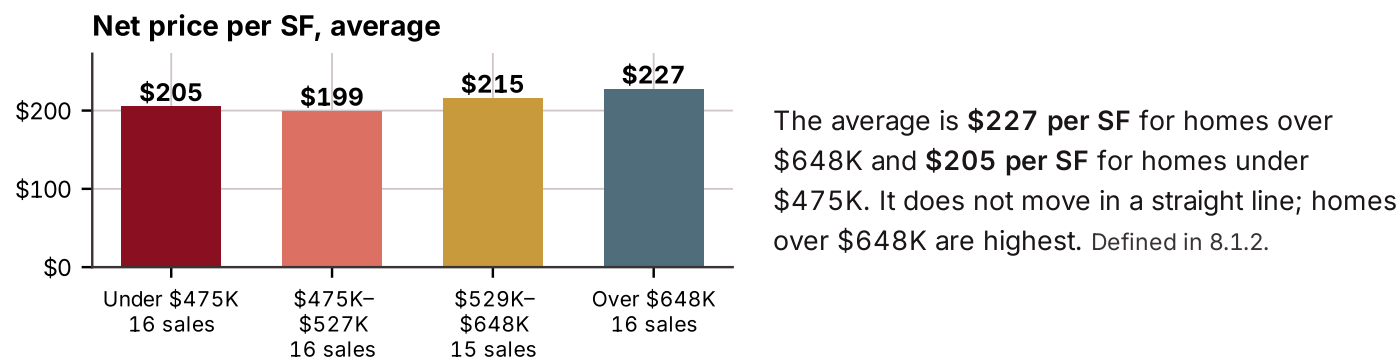
3.2 At a glance

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 \$475K	\$475K-\$527K	\$529K-\$648K	Over \$648K	Real difference?
Net price per SF	\$205 per SF	\$199 per SF	\$215 per SF	\$227 per SF	unclear
Living area	2,103 SF Smallest	2,571 SF	2,720 SF	3,483 SF Largest	✓ large
Year built	2020	2020	2021	2020	unclear
Days on market	98 days	96 days	48 days	63 days	unclear
Discount from original list	3.5%	8.4%	6.4%	10.4%	unclear
Price cut before sale	81%	81%	53%	50%	unclear
Seller paid closing costs or repairs	56%	50%	33%	25%	unclear
Has a view	50%	6%	33%	56%	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.

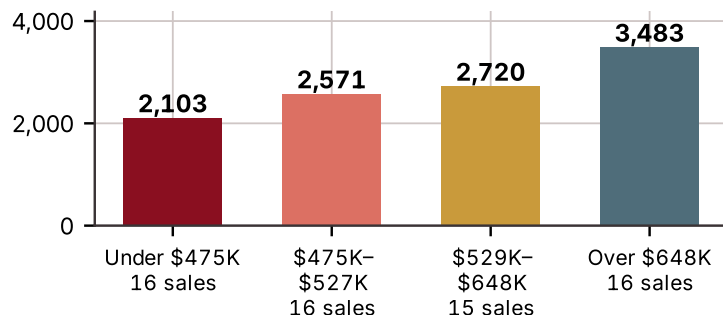
3.3 Net price per SF: no clear difference



– No clear difference · could be chance

3.4 Homes over \$648K are about 1,380 SF (66%) larger than homes under \$475K

Living area (SF), average

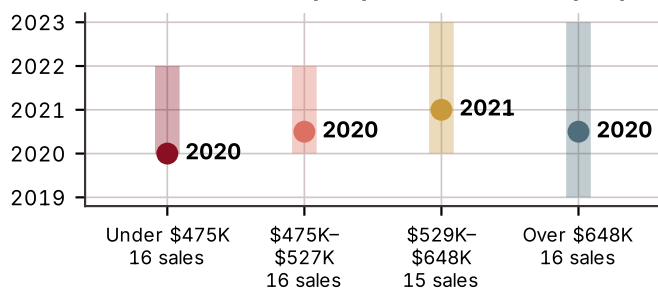


The average is **3,483 SF** for homes over \$648K and **2,103 SF** for homes under \$475K. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

✓ **Real difference** · large

3.5 Year built: no clear difference

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

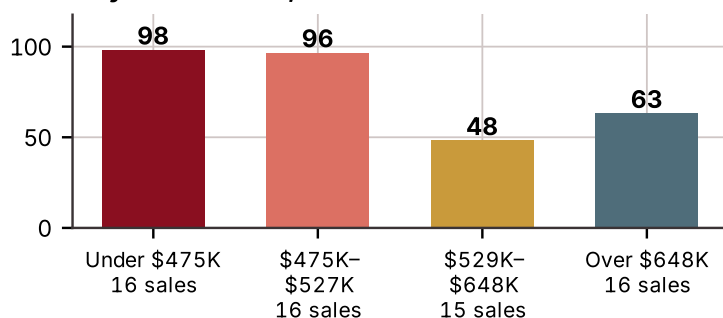


The median is **2020** for homes over \$648K and **2020** for homes under \$475K. It does not move in a straight line; homes \$529K-\$648K are highest. Defined in 8.1.4.

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

3.6 Days on market: no clear difference

Days on market, median

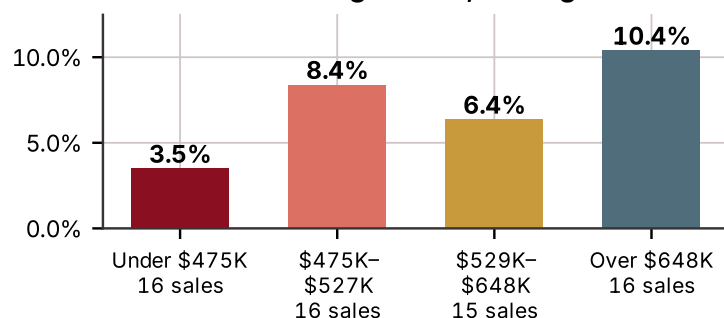


The median is **63 days** for homes over \$648K and **98 days** for homes under \$475K. It does not move in a straight line; homes under \$475K are highest. Defined in 8.1.5.

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

3.7 Discount from original list: no clear difference

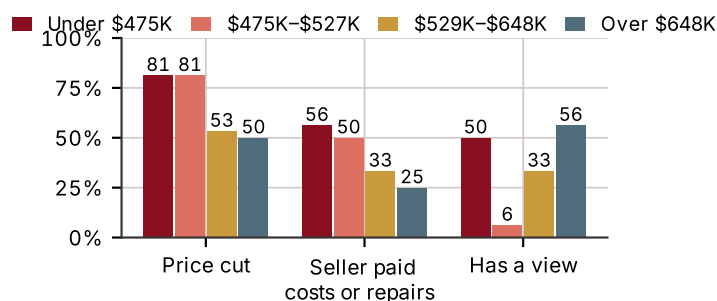
Discount from original list, average



The average is **10.4%** for homes over \$648K and **3.5%** for homes under \$475K. It does not move in a straight line; homes over \$648K 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.

- 50% of homes over \$648K had a price cut before sale, against 81% of homes under \$475K. Defined in 8.1.7.
- 25% of homes over \$648K had the seller pay closing costs or repairs, against 56% of homes under \$475K. Defined in 8.1.8.
- 56% of homes over \$648K have a view, against 50% of homes under \$475K. 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 \$475K 16 sales	\$475K-\$527K 16 sales	\$529K-\$648K 15 sales	Over \$648K 16 sales	All 63 sales	Real difference?
Net sale price average	\$420,656	\$506,625	\$577,597	\$778,707	\$570,790	by design
Net price per SF average	\$205	\$199	\$215	\$227	\$212	unclear
Living area average	2,103	2,571	2,720	3,483	2,719	✓ large
Year built median	2020	2020	2021	2020	2021	unclear

3.10 The numbers: selling

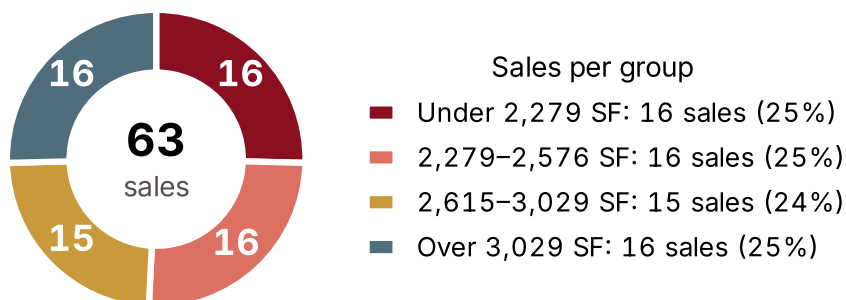
	Under \$475K 16 sales	\$475K– \$527K 16 sales	\$529K– \$648K 15 sales	Over \$648K 16 sales	All 63 sales	Real difference?
Days on market median	98	96	48	63	78	unclear
Discount from original list average	3.5%	8.4%	6.4%	10.4%	7.2%	unclear
Price cut before sale	81%	81%	53%	50%	67%	unclear
Seller paid closing costs or repairs	56%	50%	33%	25%	41%	unclear
Has a view	50%	6%	33%	56%	37%	unclear

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

4. Quartiles by living area

Resale homes · 63 sales · October 25, 2025 – October 24, 2026

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



Bottom line

- Homes over 3,029 SF sell for about \$308K (71%) more than homes under 2,279 SF.
- 56% of homes over 3,029 SF have a view, against 50% of homes under 2,279 SF.

4.1 Key differences

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

■ Under 2,279 SF ■ 2,279–2,576 SF ■ 2,615–3,029 SF ■ Over 3,029 SF

Larger homes Over 3,029 SF

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

Smaller homes Under 2,279 SF

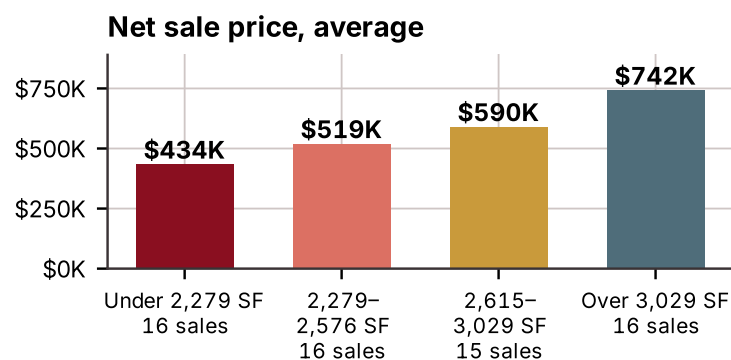
- Sell for much less.
- Are less likely to have a view.

4.2 At a glance

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

	Under 2,279 SF	2,279–2,576 SF	2,615–3,029 SF	Over 3,029 SF	Real difference?
Net sale price	\$434K Lowest	\$519K	\$590K	\$742K Highest	✓ large
Net price per SF	\$217 per SF	\$213 per SF	\$210 per SF	\$205 per SF	unclear
Year built	2020	2020	2021	2022	unclear
Days on market	80 days	52 days	78 days	139 days	unclear
Discount from original list	6.8%	5.5%	6.8%	9.5%	unclear
Price cut before sale	69%	56%	60%	81%	unclear
Seller paid closing costs or repairs	50%	50%	40%	25%	unclear
Has a view	50%	0% Fewest	40%	56% Most	✓ medium

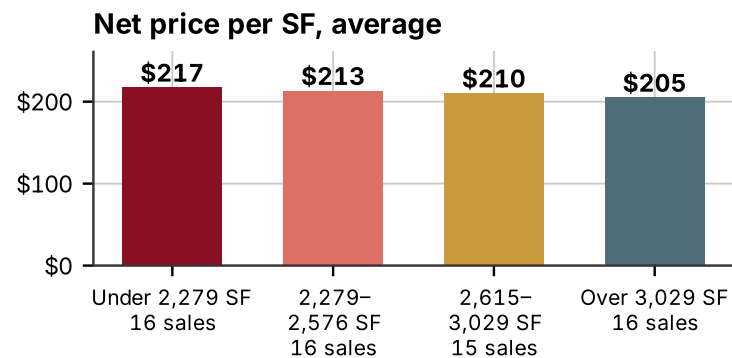
4.3 Homes over 3,029 SF sell for about \$308K (71%) more than homes under 2,279 SF



The average is **\$742K** for homes over 3,029 SF and **\$434K** for homes under 2,279 SF. It rises step by step from the lowest range to the highest. Defined in 8.1.1.

✓ **Real difference · large**

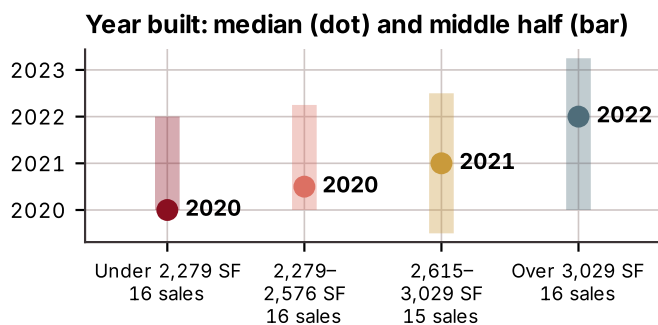
4.4 Net price per SF: no clear difference



The average is **\$205 per SF** for homes over 3,029 SF and **\$217 per SF** for homes under 2,279 SF. It falls step by step from the lowest range to the highest. Defined in 8.1.2.

– No clear difference · could be chance

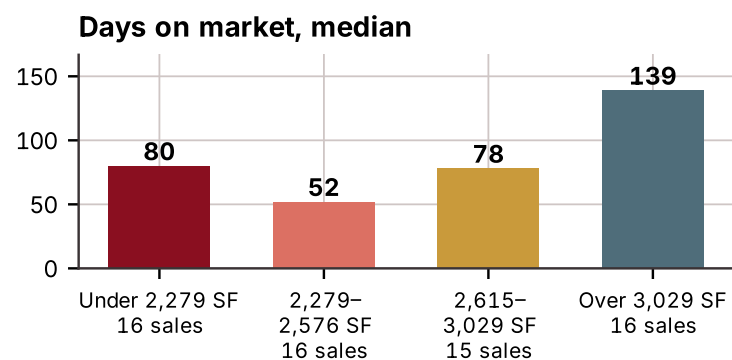
4.5 Year built: no clear difference



The median is **2022** for homes over 3,029 SF and **2020** for homes under 2,279 SF. It rises step by step from the lowest range to the highest. Defined in 8.1.4.

– No clear difference · could be chance

4.6 Days on market: no clear difference

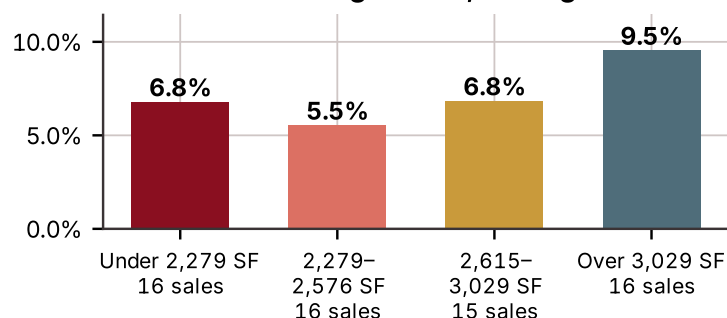


The median is **139 days** for homes over 3,029 SF and **80 days** for homes under 2,279 SF. It does not move in a straight line; homes over 3,029 SF are highest. Defined in 8.1.5.

– No clear difference · could be chance

4.7 Discount from original list: no clear difference

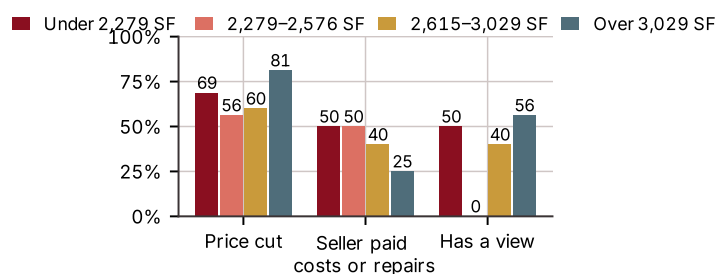
Discount from original list, average



The average is **9.5%** for homes over 3,029 SF and **6.8%** for homes under 2,279 SF. It does not move in a straight line; homes over 3,029 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.

- 81% of homes over 3,029 SF had a price cut before sale, against 69% of homes under 2,279 SF. Defined in 8.1.7.
- 25% of homes over 3,029 SF had the seller pay closing costs or repairs, against 50% of homes under 2,279 SF. Defined in 8.1.8.
- 56% of homes over 3,029 SF have a view, against 50% of homes under 2,279 SF. Defined in 8.1.9.

Price cut before sale: – No clear difference · could be chance

Seller paid closing costs or repairs: – No clear difference · could be chance

Has a view: ✓ Real difference · medium

4.9 The numbers: price and size

	Under 2,279 SF 16 sales	2,279–2,576 SF 16 sales	2,615–3,029 SF 15 sales	Over 3,029 SF 16 sales	All 63 sales	Real difference?
Net sale price average	\$433,611	\$519,175	\$590,060	\$741,518	\$570,790	✓ large
Net price per SF average	\$217	\$213	\$210	\$205	\$212	unclear
Living area average	2,008	2,437	2,805	3,633	2,719	by design
Year built median	2020	2020	2021	2022	2021	unclear

4.10 The numbers: selling

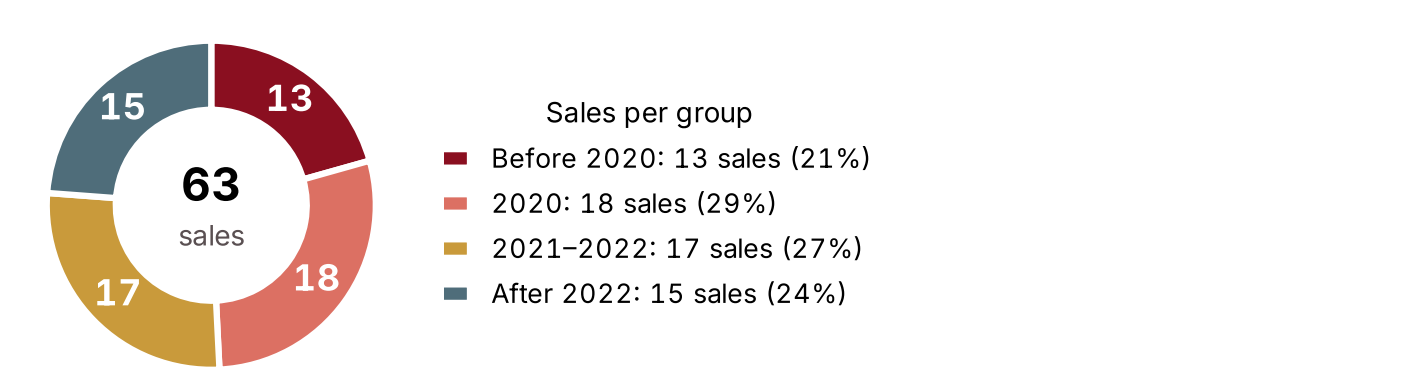
	Under 2,279 SF 16 sales	2,279–2,576 SF 16 sales	2,615–3,029 SF 15 sales	Over 3,029 SF 16 sales	All 63 sales	Real difference?
Days on market median	80	52	78	139	78	unclear
Discount from original list average	6.8%	5.5%	6.8%	9.5%	7.2%	unclear
Price cut before sale	69%	56%	60%	81%	67%	unclear
Seller paid closing costs or repairs	50%	50%	40%	25%	41%	unclear
Has a view	50%	0%	40%	56%	37%	✓ medium

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 · 63 sales · October 25, 2025 – October 24, 2026

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



Bottom line: no measure differs enough between the groups to rule out chance.

5.1 Key differences

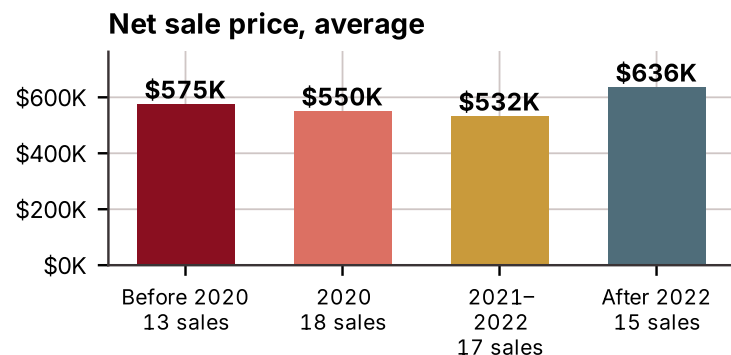
The top group against the bottom group: no measure differs enough to rule out chance.

5.2 At a glance

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

	Before 2020	2020	2021–2022	After 2022	Real difference?
Net sale price	\$575K	\$550K	\$532K	\$636K	unclear
Net price per SF	\$214 per SF	\$223 per SF	\$197 per SF	\$211 per SF	unclear
Living area	2,667 SF	2,495 SF	2,703 SF	3,053 SF	unclear
Days on market	77 days	68 days	78 days	102 days	unclear
Discount from original list	8.8%	5.2%	3.9%	11.9%	unclear
Price cut before sale	62%	56%	71%	80%	unclear
Seller paid closing costs or repairs	38%	33%	65%	27%	unclear
Has a view	31%	33%	41%	40%	unclear

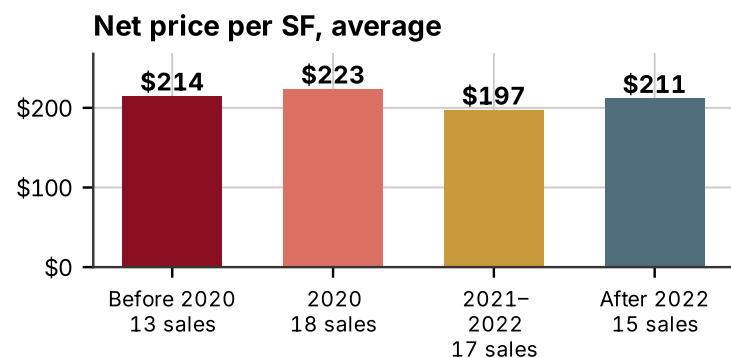
5.3 Net sale price: no clear difference



The average is **\$636K** for homes built after 2022 and **\$575K** for homes built before 2020. It does not move in a straight line; homes built after 2022 are highest. Defined in 8.1.1.

– No clear difference · could be chance

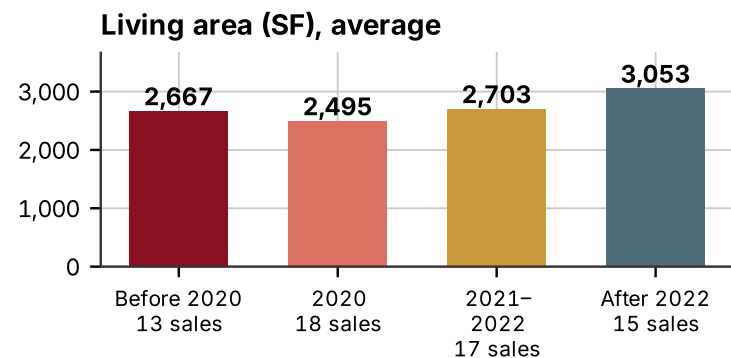
5.4 Net price per SF: no clear difference



The average is **\$211 per SF** for homes built after 2022 and **\$214 per SF** for homes built before 2020. It does not move in a straight line; homes built 2020 are highest. Defined in 8.1.2.

– No clear difference · could be chance

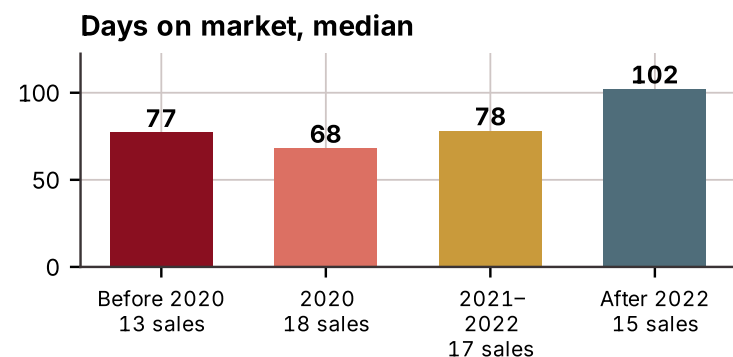
5.5 Living area: no clear difference



The average is **3,053 SF** for homes built after 2022 and **2,667 SF** for homes built before 2020. It does not move in a straight line; homes built after 2022 are highest. Defined in 8.1.3.

– No clear difference · could be chance

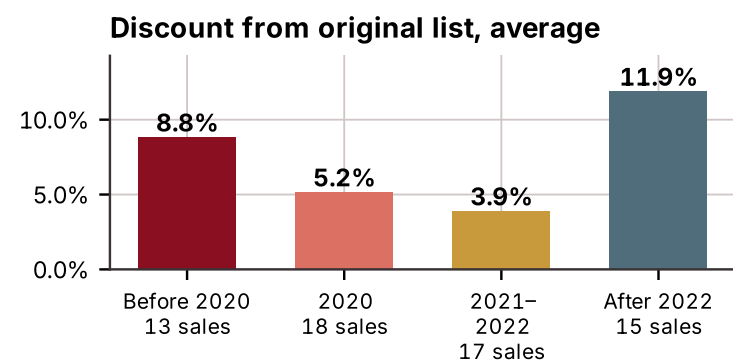
5.6 Days on market: no clear difference



The median is **102 days** for homes built after 2022 and **77 days** for homes built before 2020. It does not move in a straight line; homes built after 2022 are highest. Defined in 8.1.5.

– No clear difference · could be chance

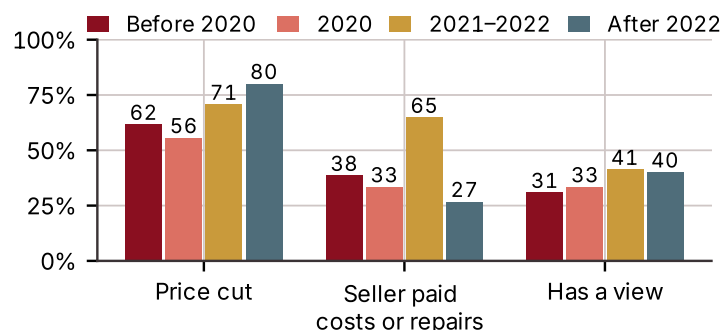
5.7 Discount from original list: no clear difference



The average is **11.9%** for homes built after 2022 and **8.8%** for homes built before 2020. It does not move in a straight line; homes built after 2022 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.

- 80% of homes built after 2022 had a price cut before sale, against 62% of homes built before 2020. Defined in 8.1.7.
- 27% of homes built after 2022 had the seller pay closing costs or repairs, against 38% of homes built before 2020. Defined in 8.1.8.
- 40% of homes built after 2022 have a view, against 31% of homes built before 2020. 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 2020 13 sales	2020 18 sales	2021-2022 17 sales	After 2022 15 sales	All 63 sales	Real difference?
Net sale price average	\$575,227	\$550,190	\$531,971	\$635,660	\$570,790	unclear
Net price per SF average	\$214	\$223	\$197	\$211	\$212	unclear
Living area average	2,667	2,495	2,703	3,053	2,719	unclear
Year built median	2018	2020	2022	2023	2021	by design

5.10 The numbers: selling

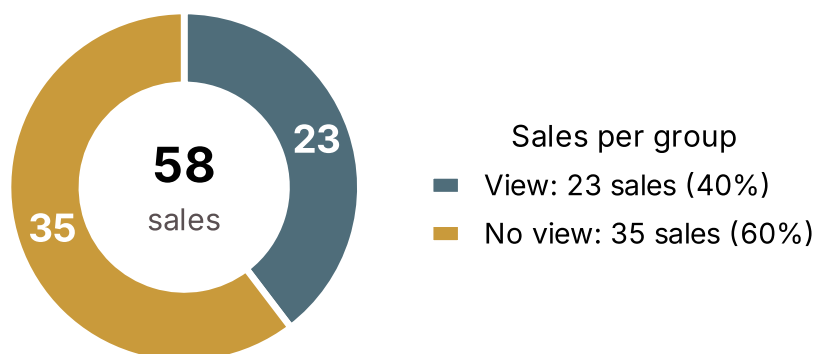
	Before 2020 13 sales	2020 18 sales	2021-2022 17 sales	After 2022 15 sales	All 63 sales	Real difference?
Days on market median	77	68	78	102	78	unclear
Discount from original list average	8.8%	5.2%	3.9%	11.9%	7.2%	unclear
Price cut before sale	62%	56%	71%	80%	67%	unclear
Seller paid closing costs or repairs	38%	33%	65%	27%	41%	unclear
Has a view	31%	33%	41%	40%	37%	unclear

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

6. View and no view

Resale homes · 63 sales · October 25, 2025 – October 24, 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. 5 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

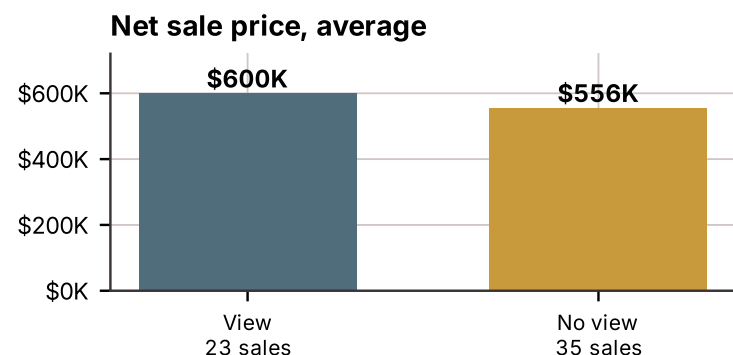
The top group against the bottom group: no measure differs enough to rule out chance.

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	\$600K	\$556K	unclear
Net price per SF	\$220 per SF	\$206 per SF	unclear
Living area	2,732 SF	2,733 SF	unclear
Year built	2021	2021	unclear
Days on market	74 days	85 days	unclear
Discount from original list	8.4%	6.3%	unclear
Price cut before sale	65%	71%	unclear
Seller paid closing costs or repairs	26%	51%	unclear

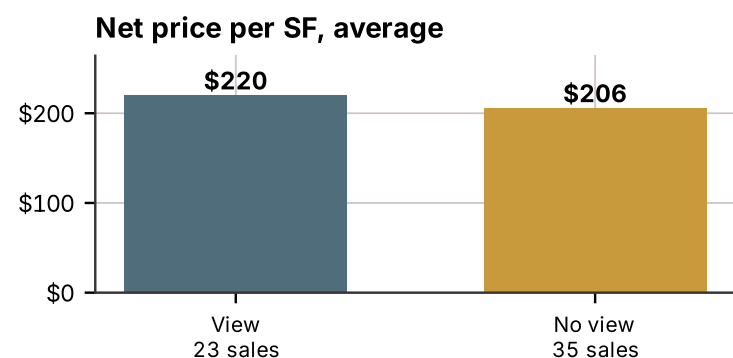
6.3 Net sale price: no clear difference



The average is **\$600K** for homes with a view and **\$556K** for homes without a view. Defined in 8.1.1.

– No clear difference · could be chance

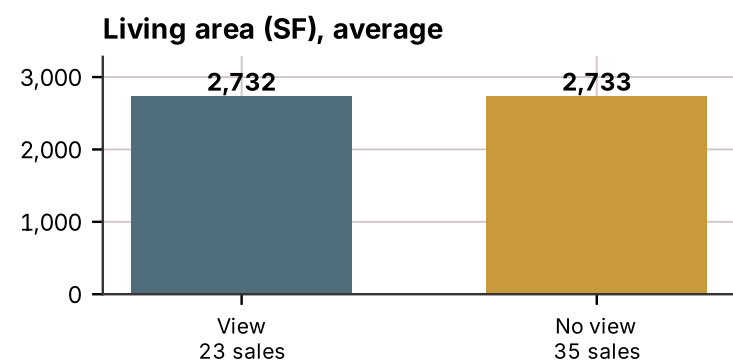
6.4 Net price per SF: no clear difference



The average is **\$220 per SF** for homes with a view and **\$206 per SF** for homes without a view. Defined in 8.1.2.

– No clear difference · could be chance

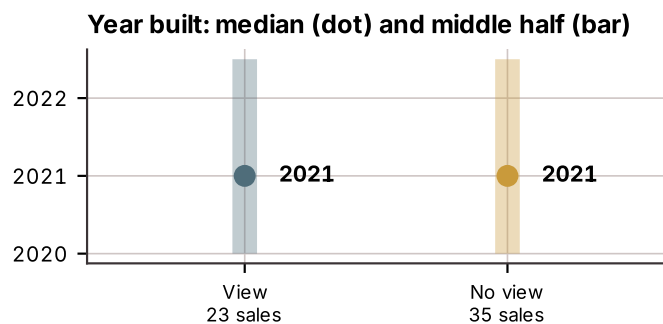
6.5 Living area: no clear difference



The average is **2,732 SF** for homes with a view and **2,733 SF** for homes without a view. Defined in 8.1.3.

– No clear difference · could be chance

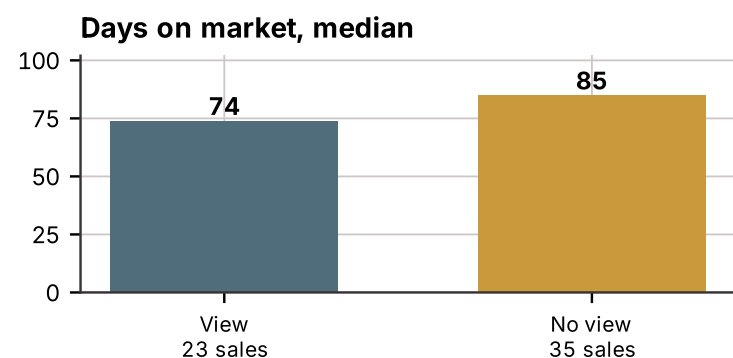
6.6 Year built: no clear difference



The median is **2021** for homes with a view and **2021** for homes without a view. Defined in 8.1.4.

– No clear difference · could be chance

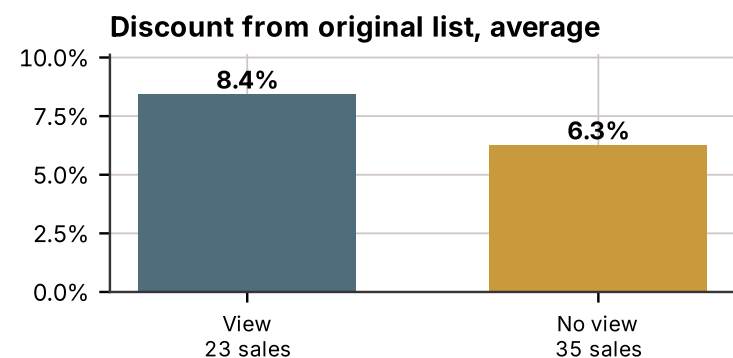
6.7 Days on market: no clear difference



The median is **74 days** for homes with a view and **85 days** for homes without a view. Defined in 8.1.5.

– No clear difference · could be chance

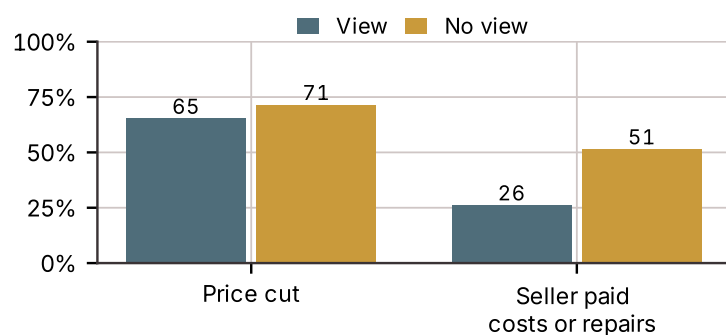
6.8 Discount from original list: no clear difference



The average is **8.4%** for homes with a view and **6.3%** 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.

- 65% of homes with a view had a price cut before sale, against 71% of homes without a view. Defined in 8.1.7.
- 26% of homes with a view had the seller pay closing costs or repairs, against 51% 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 23 sales	No view 35 sales	All 58 sales	Real difference?
Net sale price average	\$600,090	\$556,025	\$573,499	unclear
Net price per SF average	\$220	\$206	\$211	unclear
Living area average	2,732	2,733	2,733	unclear
Year built median	2021	2021	2021	unclear

6.11 The numbers: selling

	View 23 sales	No view 35 sales	All 58 sales	Real difference?
Days on market median	74	85	78	unclear
Discount from original list average	8.4%	6.3%	7.1%	unclear
Price cut before sale	65%	71%	69%	unclear
Seller paid closing costs or repairs	26%	51%	41%	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 · 155 sales · October 25, 2025 – October 24, 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: 155 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 Wolf Ranch.

Measure	Average	Median
Sales		155
Net sale price	\$637,834	\$608,000
Net price per SF	\$220	\$216
Living area (SF)	2,916	2,912
Days on market	160	135
Discount from original list	12.5%	12.5%
Price cut before sale		75% of sales
Seller paid closing costs or repairs		55% of sales
Year built		2022–2026

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

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	$\text{Net} = \text{ClosePrice} - \text{ACTRIS_BuyersClsgCostPdbbySell} - \text{ACTRIS_RepairsAmount}$ (a blank counts as \$0). Summarized by the arithmetic mean in the slices.
The data	63 resale sales. Average \$570,790; median \$527,000; standard deviation \$144,635; middle half (25th–75th percentile) \$473,262–\$648,400; lowest \$348,000, highest \$992,511. 26 sales had a seller payment; their median payment was \$4,726.

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	$\text{psf} = \text{Net} \div \text{LivingArea}$, per sale; summarized by the mean of the per - sale ratios.
The data	63 resale sales. Average \$212; median \$208; standard deviation \$27; middle half (25th–75th percentile) \$191–\$232; lowest \$143, highest \$267.

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 2,719; median 2,576; standard deviation 683; middle half (25th–75th percentile) 2,265–3,030; lowest 1,585, highest 5,025.

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 2021; median 2021; standard deviation 2; middle half (25th–75th percentile) 2020–2022; lowest 2017, highest 2025.

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	$CDOM = \max(\text{CumulativeDaysOnMarket}, \text{DaysOnMarket}, \text{PurchaseContractDate} - \text{ListingContractDate})$. 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.
The data	63 resale sales. Average 101; median 78; standard deviation 90; middle half (25th–75th percentile) 41–131; lowest 5, highest 461. 0 sales went under contract on their listing date (0 days).

8.1.6 Discount from original list

In simple terms	How far below the first asking price the home sold, after seller payments. It measures how much negotiating room sellers gave up. A negative figure means the home sold above its first asking price.
Statistically	$\text{Discount \%} = (\text{OriginalListPrice} - \text{Net}) \div \text{OriginalListPrice} \times 100$, per sale; summarized by the mean.
The data	63 resale sales. Average 7.2%; median 6.2%; standard deviation 12.1%; middle half (25th–75th percentile) 2.6%–11.8%; lowest –67.9%, highest 28.9%. 2 sales closed above their first asking price.

8.1.7 Price cut before sale

In simple terms	The asking price was lowered at least once before the home went under contract.
Statistically	Indicator: $\text{ListPrice at close} < \text{OriginalListPrice}$. Reported as the share of sales (%).
The data	42 of 63 resale sales (66.7%).

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: $\text{ACTRIS_BuyersClsgCostPdbysell} + \text{ACTRIS_RepairsAmount} > 0$. Reported as the share of sales (%).
The data	26 of 63 resale sales (41.3%).

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	23 sales with a view, 35 without, 5 unclassified. Most common View entries: None 22, Neighborhood 22, Trees/Woods 14, Park/Greenbelt 13, See Remarks 7, Hill Country 4, Pond 2, Golf Course 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 = Georgetown, SubdivisionName contains any of "wolf ranch", "wolf ranch west", "wolf ranch west bend", "wolf ranch west sub" (case-insensitive). A record is kept when its subdivision name belongs to the Wolf Ranch family, the same rule comparable sales use (it includes Wolf Ranch West Ph 1 Sec 3, Wolf Ranch West Bend, proven adjacent and priced alike).
The data	Pulled October 25, 2026: 218 closed Wolf Ranch records over the prior year, in ZIP 78628. 24 subdivision spellings kept, the most common: Wolf Ranch (134); Wolf Ranch West Bend (15); Wolf Ranch - West Bend (11); Wolf Ranch: 51ft. lots (6); Wolf Ranch West Sec 4A (5); Wolf Ranch West Ph 1 Sec 3 (5); Wolf Ranch West (5); WOLF RANCH (4); Wolf Ranch - 70' (4); Wolf Ranch West Ph 2 Sec 2 (3); Wolf Ranch West Ph 2 Sec 3 (3); Wolf Ranch West Sec 2G (3); and 12 more (20 records). Names found by the search but not part of Wolf Ranch, left out: Wolf Ranch South Fork (12).

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 45 resale sales here (under 80), so the full year is used.
Statistically	CloseDate from October 25, 2025 to October 24, 2026 inclusive.
The data	218 single-family sales in the window: 63 resale, 155 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; 155 new construction.

8.2.4 Sales left out

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

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 \$475K".
Statistically	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").
The data	Quartiles by net sale price: Under \$475K: \$348,000–\$471,525 (16 sales); \$475K–\$527K: \$475,000–\$527,000 (16 sales); \$529K–\$648K: \$529,000–\$647,500 (15 sales); Over \$648K: \$649,300–\$992,511 (16 sales) Quartiles by living area: Under 2,279 SF: 1,585–2,251 SF (16 sales); 2,279–2,576 SF: 2,279–2,576 SF (16 sales); 2,615–3,029 SF: 2,615–3,029 SF (15 sales); Over 3,029 SF: 3,031–5,025 SF (16 sales) Quartiles by year built: Before 2020: 2017–2019 (13 sales); 2020: 2020–2020 (18 sales); 2021–2022: 2021–2022 (17 sales); After 2022: 2023–2025 (15 sales) View and no view: View: MLS lists a view (23 sales); No view: None or Neighborhood (35 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 $\bar{x} = (1/n) \sum x_i$; 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).
The data	Net sale price: average \$570,790, median \$527,000. Days on market: average 101, median 78: 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	$H = [12/(n(n+1))] \sum R_j^2/n_j - 3(n+1)$, compared with χ^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.
The data	Run on every measure in sections 3–5; each result is in 8.3.

8.2.8 Mann–Whitney U test

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

8.2.9 Chi-square test

In simple terms	Checks whether a yes/no share (price cut, seller payment, view) differs between groups more than chance would.
Statistically	Pearson χ^2 on the $2 \times k$ 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).
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	3 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.

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	$H = 11.04$	3	0.0115	$p < 0.0063$	Unclear	$\epsilon^2 = 0.178$	large
Living area	Kruskal-Wallis	$H = 38.24$	3	< 0.0001	$p < 0.0063$	Yes	$\epsilon^2 = 0.617$	large
Year built	Kruskal-Wallis	$H = 0.69$	3	0.8746	$p < 0.0063$	Unclear	$\epsilon^2 = 0.011$	small
Days on market	Kruskal-Wallis	$H = 7.21$	3	0.0656	$p < 0.0063$	Unclear	$\epsilon^2 = 0.116$	medium
Discount from original list	Kruskal-Wallis	$H = 2.08$	3	0.5557	$p < 0.0063$	Unclear	$\epsilon^2 = 0.034$	small
Price cut before sale	Chi-square	$\chi^2 = 6.26$	3	0.0995	$p < 0.0063$	Unclear	Cramér's $V = 0.315$	medium
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 4.12$	3	0.2486	$p < 0.0063$	Unclear	Cramér's $V = 0.256$	small
Has a view	Chi-square	$\chi^2 = 10.33$	3	0.0159	$p < 0.0063$	Unclear	Cramér's $V = 0.405$	medium

8.3.2 Quartiles by living area

Measure	Test	Statistic	df	p-value	Threshold	Real difference?	Effect size	Size
Net sale price	Kruskal-Wallis	$H = 40.37$	3	< 0.0001	$p < 0.0063$	Yes	$\epsilon^2 = 0.651$	large
Net price per SF	Kruskal-Wallis	$H = 0.88$	3	0.8313	$p < 0.0063$	Unclear	$\epsilon^2 = 0.014$	small
Year built	Kruskal-Wallis	$H = 3.36$	3	0.3390	$p < 0.0063$	Unclear	$\epsilon^2 = 0.054$	small
Days on market	Kruskal-Wallis	$H = 8.54$	3	0.0361	$p < 0.0063$	Unclear	$\epsilon^2 = 0.138$	medium
Discount from original list	Kruskal-Wallis	$H = 6.66$	3	0.0834	$p < 0.0063$	Unclear	$\epsilon^2 = 0.107$	medium
Price cut before sale	Chi-square	$\chi^2 = 2.64$	3	0.4499	$p < 0.0063$	Unclear	Cramér's $V = 0.205$	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 2.76$	3	0.4295	$p < 0.0063$	Unclear	Cramér's $V = 0.209$	small
Has a view	Chi-square	$\chi^2 = 13.23$	3	0.0042	$p < 0.0063$	Yes	Cramér's $V = 0.458$	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 = 6.93	3	0.0741	p < 0.0063	Unclear	$\epsilon^2 = 0.112$	medium
Net price per SF	Kruskal-Wallis	H = 7.36	3	0.0614	p < 0.0063	Unclear	$\epsilon^2 = 0.119$	medium
Living area	Kruskal-Wallis	H = 6.50	3	0.0897	p < 0.0063	Unclear	$\epsilon^2 = 0.105$	medium
Days on market	Kruskal-Wallis	H = 3.65	3	0.3015	p < 0.0063	Unclear	$\epsilon^2 = 0.059$	small
Discount from original list	Kruskal-Wallis	H = 5.12	3	0.1629	p < 0.0063	Unclear	$\epsilon^2 = 0.083$	medium
Price cut before sale	Chi-square	$\chi^2 = 2.47$	3	0.4805	p < 0.0063	Unclear	Cramér's V = 0.198	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 5.68$	3	0.1281	p < 0.0063	Unclear	Cramér's V = 0.300	medium
Has a view	Chi-square	$\chi^2 = 0.50$	3	0.9185	p < 0.0063	Unclear	Cramér's V = 0.089	negligible

8.3.4 View and no view

Measure	Test	Statistic	df	p-value	Threshold	Real difference?	Effect size	Size
Net sale price	Mann-Whitney U	U = 461.00	—	0.3565	p < 0.0063	Unclear	rank-biserial r = 0.145	small
Net price per SF	Mann-Whitney U	U = 522.00	—	0.0586	p < 0.0063	Unclear	rank-biserial r = 0.297	small
Living area	Mann-Whitney U	U = 435.00	—	0.6110	p < 0.0063	Unclear	rank-biserial r = 0.081	negligible
Year built	Mann-Whitney U	U = 417.00	—	0.8211	p < 0.0063	Unclear	rank-biserial r = 0.036	negligible
Days on market	Mann-Whitney U	U = 352.50	—	0.4313	p < 0.0063	Unclear	rank-biserial r = 0.124	small
Discount from original list	Mann-Whitney U	U = 414.00	—	0.8612	p < 0.0063	Unclear	rank-biserial r = 0.029	negligible
Price cut before sale	Chi-square	$\chi^2 = 0.25$	1	0.6170	p < 0.0063	Unclear	Cramér's V = 0.066	negligible
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 3.67$	1	0.0552	p < 0.0063	Unclear	Cramér's V = 0.252	small

8.4 Data notes

Left out of the analysis: 155 new - construction sales (basic statistics only, section 7); nothing else. Statistics: Python, NumPy 2.5.3, SciPy 1.18.1.

8.5 References

1. Cohen, J. (1988). Statistical Power Analysis for the Behavioral Sciences (2nd ed.). Erlbaum.
2. Cramér, H. (1946). Mathematical Methods of Statistics. Princeton University Press.
3. Dunn, O. J. (1961). Multiple comparisons among means. JASA, 56(293), 52–64.
4. Kerby, D. S. (2014). The simple difference formula: an approach to teaching nonparametric correlation. Comprehensive Psychology, 3, 11.IT.3.1.
5. Kruskal, W. H., & Wallis, W. A. (1952). Use of ranks in one-criterion variance analysis. JASA, 47(260), 583–621.
6. Mann, H. B., & Whitney, D. R. (1947). On a test of whether one of two random variables is stochastically larger than the other. Annals of Mathematical Statistics, 18(1), 50–60.
7. Pearson, K. (1900). On the criterion that a given system of deviations... Philosophical Magazine, 50(302), 157–175.
8. Tomczak, M., & Tomczak, E. (2014). The need to report effect size estimates revisited. Trends in Sport Sciences, 21(1), 19–25.

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 155 new - construction sales appear only in their own section, as basic statistics. Sale and listing data: ABOR MLS via secure APIs, pulled October 25, 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.