Block House Creek

Leander, TX 78641
Resale homes · closed Nov 6 – Nov 5, 2026
Prepared for Buyers, sellers and agents

Prepared by ALEX Real Estate
Market Study · Resale Analysis
Version 2.4
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MARKET STUDY All analysis covers resale homes only. New construction appears once, in its own section.

RESALE SALES, 365 DAYS	MEDIAN NET SALE PRICE	MEDIAN NET PRICE PER SF	MEDIAN DAYS ON MARKET
50	**$331,000**	**$193**	**46 days**
single-family resale homes	average $343,713	average $193	average 67 days

Contents

1. Summary
2. Where the resale homes sold
3. Quartiles by net sale price
4. Quartiles by living area
5. Quartiles by year built
6. View and no view
7. New construction
8. Appendix: measures, methods and tests

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1. Summary

Resale homes · 50 sales · November 6, 2025 – November 5, 2026

This study looks at the **50 resale homes** sold in Block House Creek in the **365 days** to November 5, 2026. A full year is used because only 27 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.

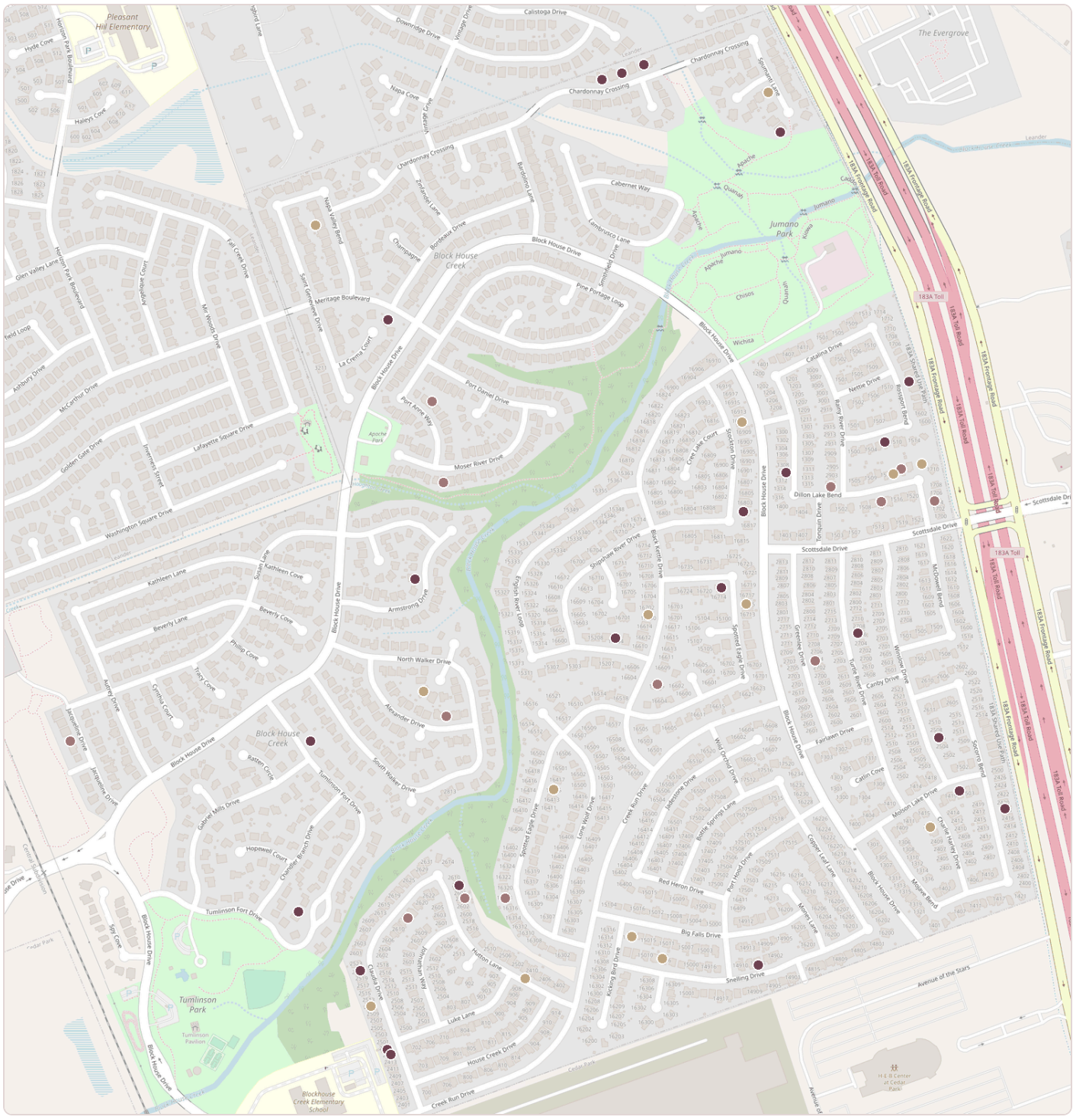
Each comparison has its own section (3–6) with everything about it in one place: the key differences, a table of every measure at a glance, the charts and the numbers.

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2. Where the resale homes sold

50 resale homes · colored by price range

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



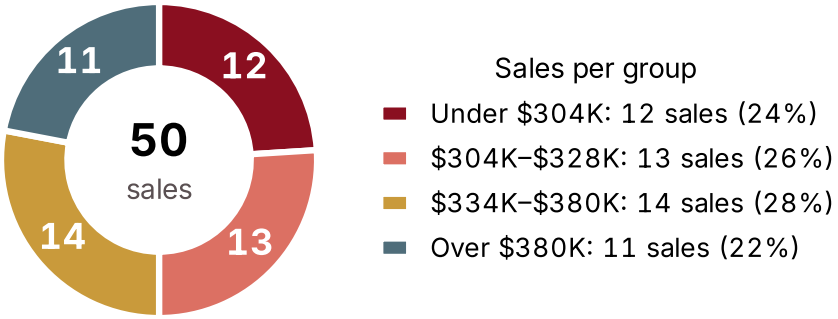
● Under $304K · 12 sales ● $304K–$328K · 13 sales ● $334K–$380K · 14 sales ● Over $380K · 11 sales

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3. Quartiles by net sale price

Resale homes · 50 sales · November 6, 2025 – November 5, 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 $380K are about 840 SF (57%) larger than homes under $304K.

3.1 Key differences

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

Under $304K $304K–$328K $334K–$380K Over $380K

Higher-priced homes Over $380K

- Are much larger.

Lower-priced homes Under $304K

- Are much smaller.

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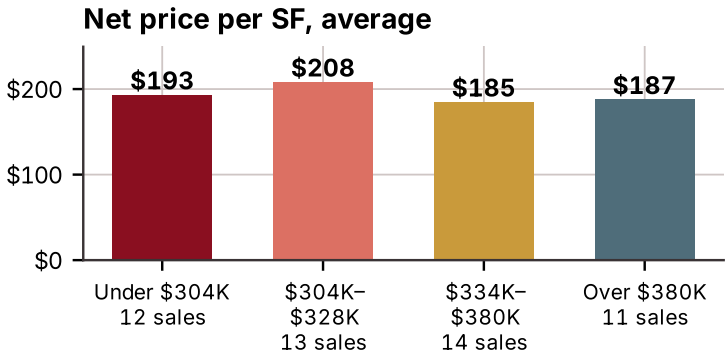
3.2 At a glance

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

	Under $304K	$304K–$328K	$334K–$380K	Over $380K	Real difference?
Net price per SF	$193 per SF	$208 per SF	$185 per SF	$187 per SF	unclear
Living area	1,471 SF **Smallest**	1,551 SF	1,965 SF	2,316 SF **Largest**	✓ large
Year built	2000	1999	1996	2001	unclear
Days on market	48 days	34 days	50 days	29 days	unclear
Discount from original list	7.7%	4.6%	6.8%	5.5%	unclear
Price cut before sale	67%	54%	43%	55%	unclear
Seller paid closing costs or repairs	83%	77%	64%	45%	unclear
Has a view	0%	15%	7%	18%	unclear

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

3.3 Net price per SF: no clear difference

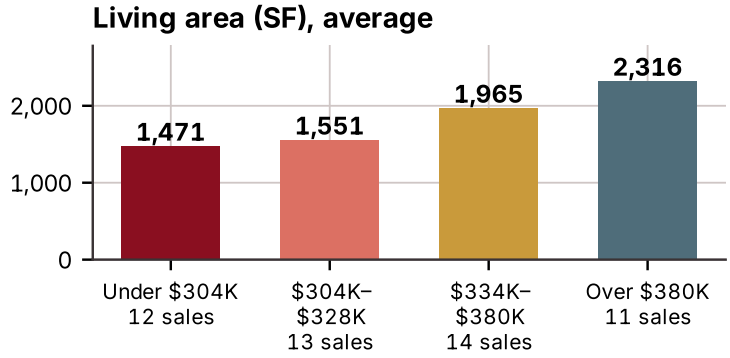


The average is **$187 per SF** for homes over $380K and **$193 per SF** for homes under $304K. It does not move in a straight line; homes $304K–$328K are highest. Defined in 8.1.2.

– No clear difference · could be chance

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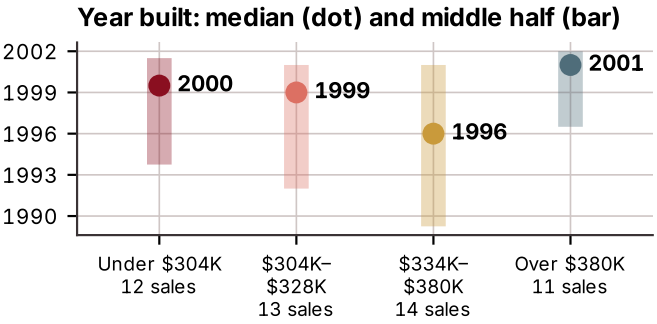
3.4 Homes over $380K are about 840 SF (57%) larger than homes under $304K



The average is **2,316 SF** for homes over $380K and **1,471 SF** for homes under $304K. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

✓ **Real difference** · large

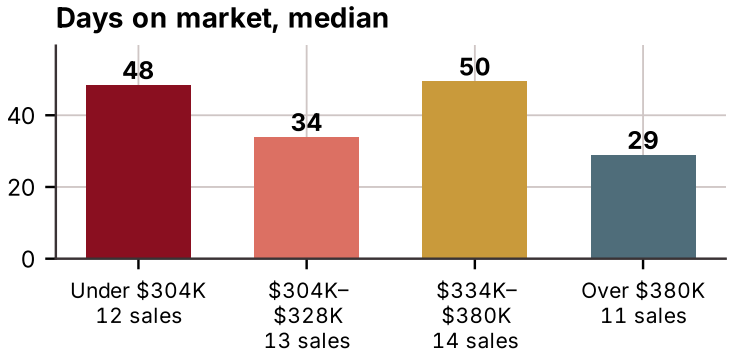
3.5 Year built: no clear difference



The median is **2001** for homes over $380K and **2000** for homes under $304K. It does not move in a straight line; homes over $380K are highest. Defined in 8.1.4.

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

3.6 Days on market: no clear difference

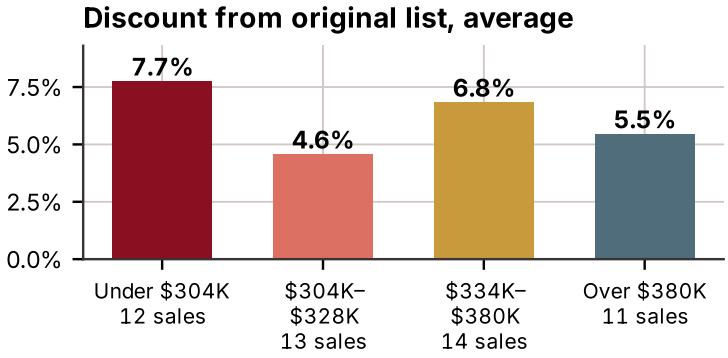


The median is **29 days** for homes over $380K and **48 days** for homes under $304K. It does not move in a straight line; homes $334K–$380K are highest. Defined in 8.1.5.

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

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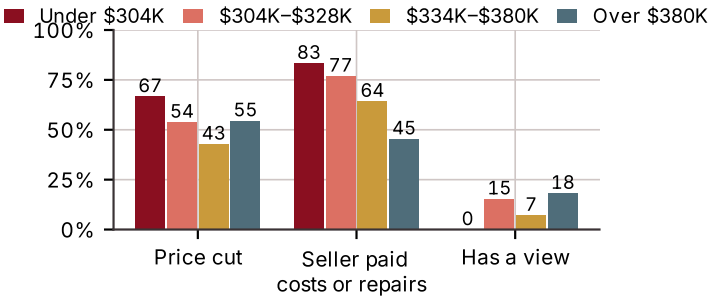
3.7 Discount from original list: no clear difference



The average is **5.5%** for homes over $380K and **7.7%** for homes under $304K. It does not move in a straight line; homes under $304K 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.

- 55% of homes over $380K had a price cut before sale, against 67% of homes under $304K. Defined in 8.1.7.
- 45% of homes over $380K had the seller pay closing costs or repairs, against 83% of homes under $304K. Defined in 8.1.8.
- 18% of homes over $380K have a view, against 0% of homes under $304K. 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 $304K 12 sales	$304K– $328K 13 sales	$334K– $380K 14 sales	Over $380K 11 sales	All 50 sales	Real difference?
Net sale price average	$278,933	$320,902	$357,047	$424,372	$343,713	by design
Net price per SF average	$193	$208	$185	$187	$193	unclear
Living area average	1,471	1,551	1,965	2,316	1,816	✓ large
Year built median	2000	1999	1996	2001	1998	unclear

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3.10 The numbers: selling

	Under $304K 12 sales	$304K–$328K 13 sales	$334K–$380K 14 sales	Over $380K 11 sales	All 50 sales	Real difference?
Days on market median	48	34	50	29	46	unclear
Discount from original list average	7.7%	4.6%	6.8%	5.5%	6.2%	unclear
Price cut before sale	67%	54%	43%	55%	54%	unclear
Seller paid closing costs or repairs	83%	77%	64%	45%	68%	unclear
Has a view	0%	15%	7%	18%	10%	unclear

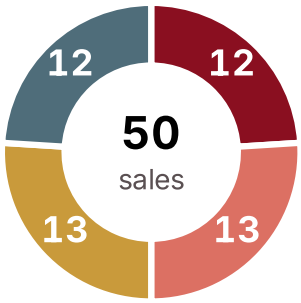
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.1.

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4. Quartiles by living area

Resale homes · 50 sales · November 6, 2025 – November 5, 2026

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



Sales per group

- Under 1,531 SF: 12 sales (24%)
- 1,531–1,667 SF: 13 sales (26%)
- 1,678–2,037 SF: 13 sales (26%)
- Over 2,037 SF: 12 sales (24%)

Bottom line

- Homes over 2,037 SF sell for about $108K (37%) more than homes under 1,531 SF.
- Homes over 2,037 SF sell for about $47 per SF (22%) less than homes under 1,531 SF.

4.1 Key differences

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

Under 1,531 SF · 1,531–1,667 SF · 1,678–2,037 SF · Over 2,037 SF

Larger homes Over 2,037 SF

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

Smaller homes Under 1,531 SF

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

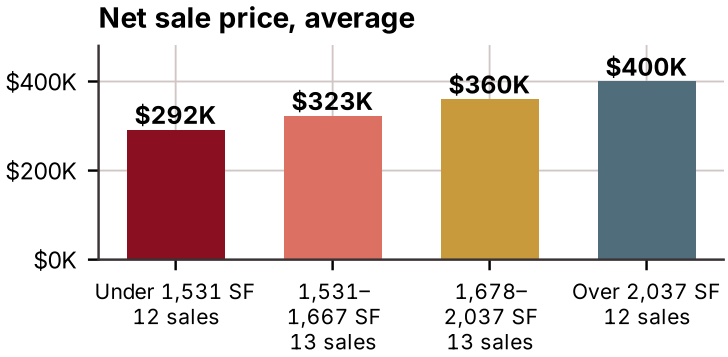
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4.2 At a glance

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 1,531 SF	1,531–1,667 SF	1,678–2,037 SF	Over 2,037 SF	Real difference?
Net sale price	$292K Lowest	$323K	$360K	$400K Highest	✓ large
Net price per SF	$212 per SF Highest	$202 per SF	$193 per SF	$165 per SF Lowest	✓ large
Year built	2000	1997	1997	2002	unclear
Days on market	38 days	46 days	21 days	98 days	unclear
Discount from original list	5.8%	5.7%	3.5%	10.0%	unclear
Price cut before sale	58%	46%	38%	75%	unclear
Seller paid closing costs or repairs	92%	62%	62%	58%	unclear
Has a view	8%	15%	0%	17%	unclear

4.3 Homes over 2,037 SF sell for about $108K (37%) more than homes under 1,531 SF



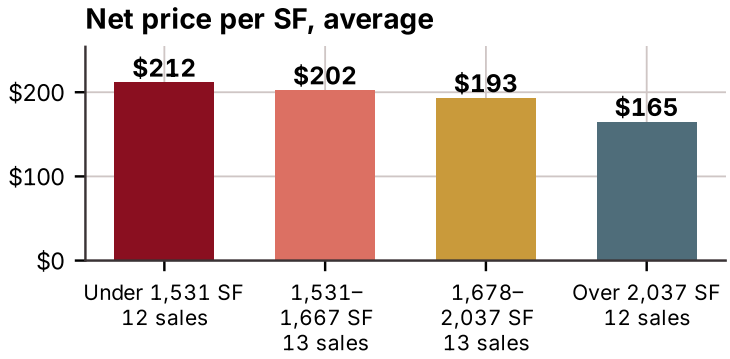
The average is **$400K** for homes over 2,037 SF and **$292K** for homes under 1,531 SF. It rises step by step from the lowest range to the highest.

Defined in 8.1.1.

✓ **Real difference** · large

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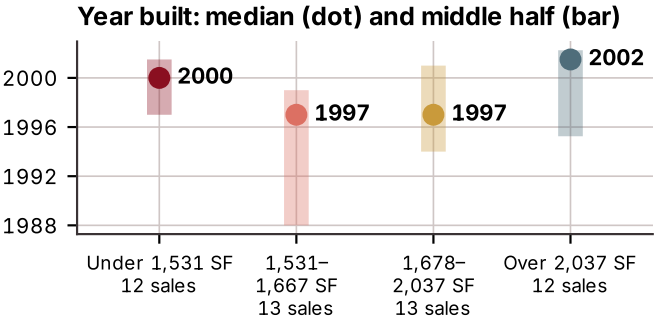
4.4 Homes over 2,037 SF sell for about $47 per SF (22%) less than homes under 1,531 SF



The average is **$165 per SF** for homes over 2,037 SF and **$212 per SF** for homes under 1,531 SF. It falls step by step from the lowest range to the highest. Defined in 8.1.2.

✓ **Real difference** · large

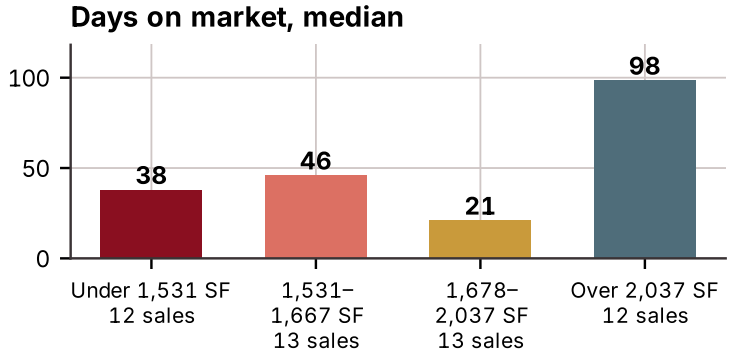
4.5 Year built: no clear difference



The median is **2002** for homes over 2,037 SF and **2000** for homes under 1,531 SF. It does not move in a straight line; homes over 2,037 SF are highest. Defined in 8.1.4.

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

4.6 Days on market: no clear difference

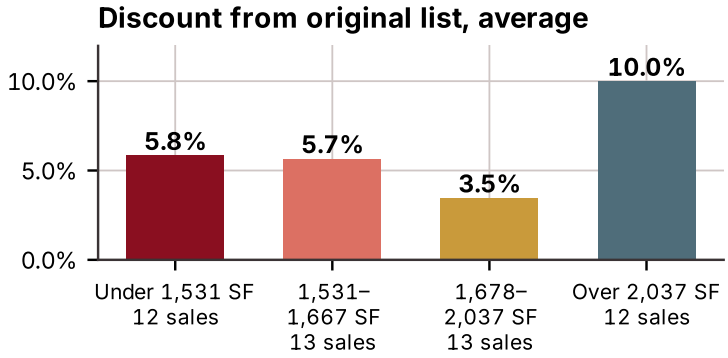


The median is **98 days** for homes over 2,037 SF and **38 days** for homes under 1,531 SF. It does not move in a straight line; homes over 2,037 SF are highest. Defined in 8.1.5.

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

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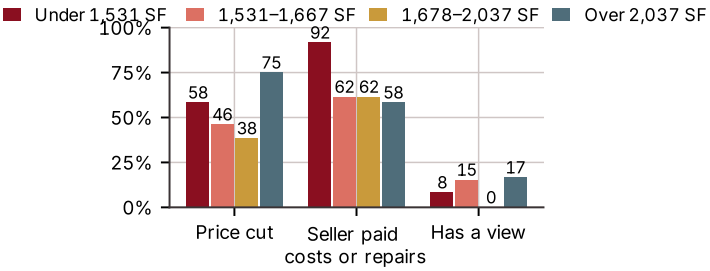
4.7 Discount from original list: no clear difference



The average is **10.0%** for homes over 2,037 SF and **5.8%** for homes under 1,531 SF. It does not move in a straight line; homes over 2,037 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.

- 75% of homes over 2,037 SF had a price cut before sale, against 58% of homes under 1,531 SF. Defined in 8.1.7.
- 58% of homes over 2,037 SF had the seller pay closing costs or repairs, against 92% of homes under 1,531 SF. Defined in 8.1.8.
- 17% of homes over 2,037 SF have a view, against 8% of homes under 1,531 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 1,531 SF 12 sales	1,531–1,667 SF 13 sales	1,678–2,037 SF 13 sales	Over 2,037 SF 12 sales	All 50 sales	Real difference?
Net sale price average	$291,848	$323,058	$360,242	$400,049	$343,713	✓ large
Net price per SF average	$212	$202	$193	$165	$193	✓ large
Living area average	1,385	1,596	1,866	2,432	1,816	by design
Year built median	2000	1997	1997	2002	1998	unclear

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4.10 The numbers: selling

	Under 1,531 SF 12 sales	1,531–1,667 SF 13 sales	1,678–2,037 SF 13 sales	Over 2,037 SF 12 sales	All 50 sales	Real difference?
Days on market median	38	46	21	98	46	unclear
Discount from original list average	5.8%	5.7%	3.5%	10.0%	6.2%	unclear
Price cut before sale	58%	46%	38%	75%	54%	unclear
Seller paid closing costs or repairs	92%	62%	62%	58%	68%	unclear
Has a view	8%	15%	0%	17%	10%	unclear

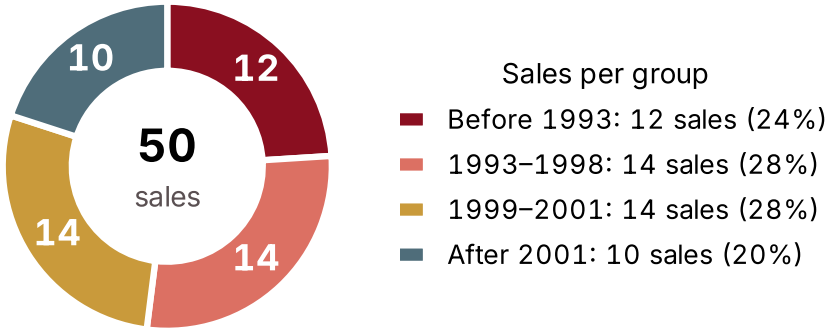
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.2.

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5. Quartiles by year built

Resale homes · 50 sales · November 6, 2025 – November 5, 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.

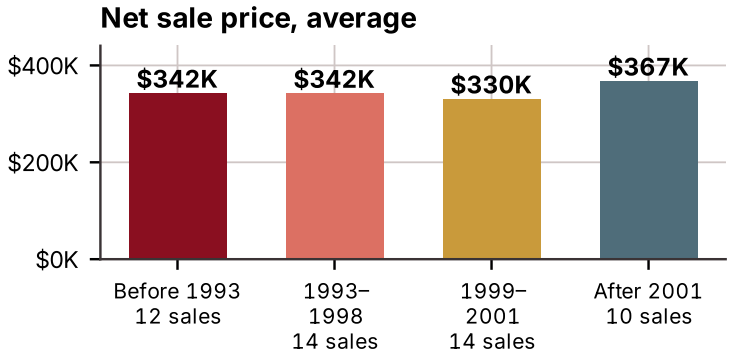
5.2 At a glance

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 1993	1993–1998	1999–2001	After 2001	Real difference?
Net sale price	$342K	$342K	$330K	$367K	unclear
Net price per SF	$201 per SF	$190 per SF	$194 per SF	$187 per SF	unclear
Living area	1,740 SF	1,821 SF	1,727 SF	2,027 SF	unclear
Days on market	22 days	79 days	34 days	78 days	unclear
Discount from original list	4.6%	7.8%	4.3%	8.4%	unclear
Price cut before sale	50%	43%	57%	70%	unclear
Seller paid closing costs or repairs	50%	64%	86%	70%	unclear
Has a view	17%	7%	7%	10%	unclear

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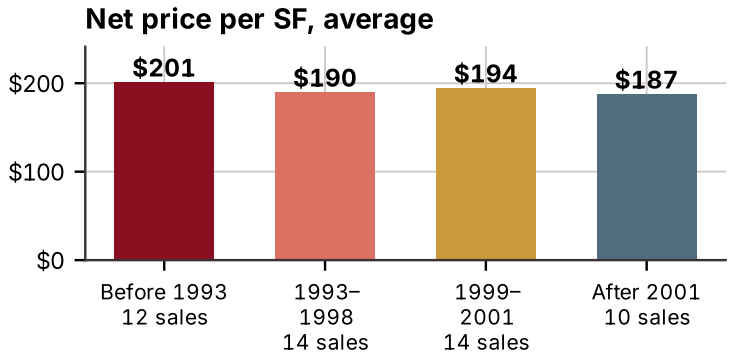
5.3 Net sale price: no clear difference



The average is **$367K** for homes built after 2001 and **$342K** for homes built before 1993. It does not move in a straight line; homes built after 2001 are highest. Defined in 8.1.1.

– No clear difference · could be chance

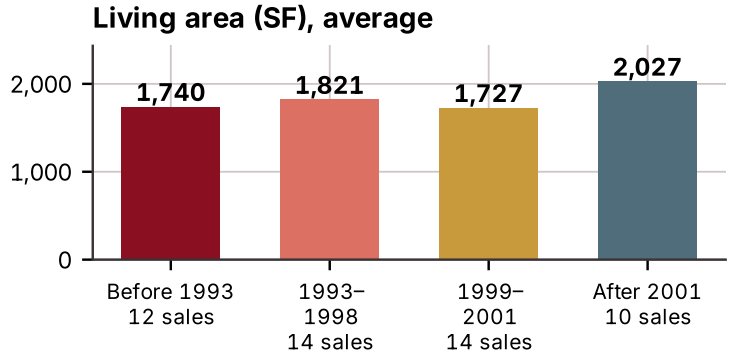
5.4 Net price per SF: no clear difference



The average is **$187 per SF** for homes built after 2001 and **$201 per SF** for homes built before 1993. It does not move in a straight line; homes built before 1993 are highest. Defined in 8.1.2.

– No clear difference · could be chance

5.5 Living area: no clear difference

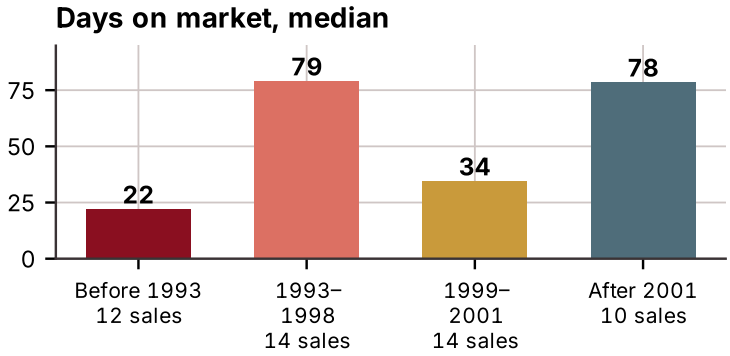


The average is **2,027 SF** for homes built after 2001 and **1,740 SF** for homes built before 1993. It does not move in a straight line; homes built after 2001 are highest. Defined in 8.1.3.

– No clear difference · could be chance

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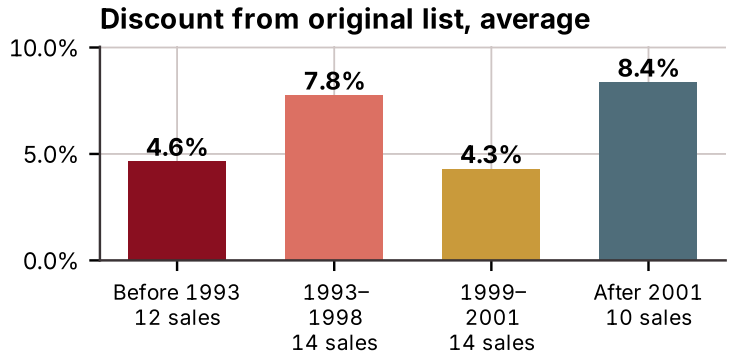
5.6 Days on market: no clear difference



The median is **78 days** for homes built after 2001 and **22 days** for homes built before 1993. It does not move in a straight line; homes built 1993–1998 are highest. Defined in 8.1.5.

– No clear difference · could be chance

5.7 Discount from original list: no clear difference

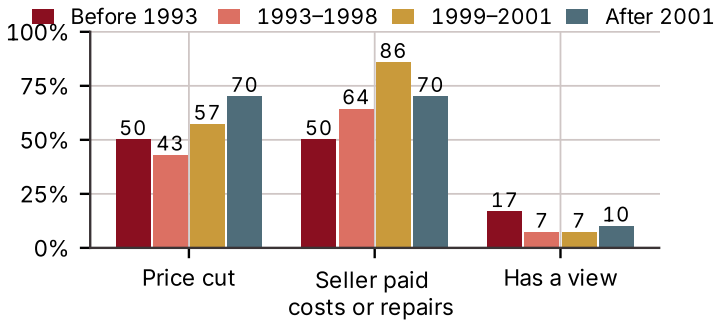


The average is **8.4%** for homes built after 2001 and **4.6%** for homes built before 1993. It does not move in a straight line; homes built after 2001 are highest. Defined in 8.1.6.

– No clear difference · could be chance

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



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

- 70% of homes built after 2001 had a price cut before sale, against 50% of homes built before 1993. Defined in 8.1.7.
- 70% of homes built after 2001 had the seller pay closing costs or repairs, against 50% of homes built before 1993. Defined in 8.1.8.
- 10% of homes built after 2001 have a view, against 17% of homes built before 1993. 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 1993 12 sales	1993–1998 14 sales	1999–2001 14 sales	After 2001 10 sales	All 50 sales	Real difference?
Net sale price average	$342,146	$341,756	$330,278	$367,143	$343,713	unclear
Net price per SF average	$201	$190	$194	$187	$193	unclear
Living area average	1,740	1,821	1,727	2,027	1,816	unclear
Year built median	1986	1997	2001	2003	1998	by design

5.10 The numbers: selling

	Before 1993 12 sales	1993–1998 14 sales	1999–2001 14 sales	After 2001 10 sales	All 50 sales	Real difference?
Days on market median	22	79	34	78	46	unclear
Discount from original list average	4.6%	7.8%	4.3%	8.4%	6.2%	unclear
Price cut before sale	50%	43%	57%	70%	54%	unclear
Seller paid closing costs or repairs	50%	64%	86%	70%	68%	unclear
Has a view	17%	7%	7%	10%	10%	unclear

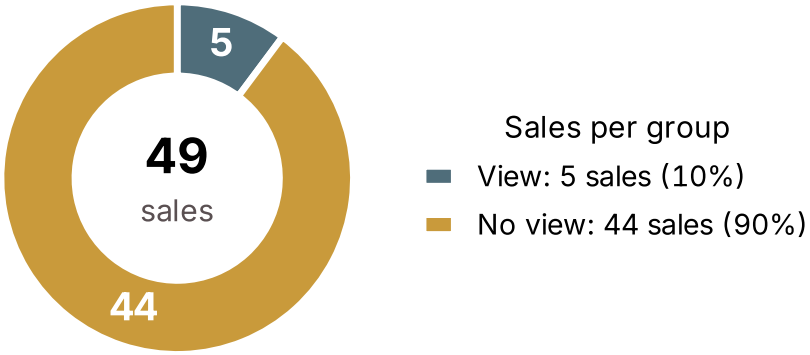
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.3.

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6. View and no view

Resale homes · 50 sales · November 6, 2025 – November 5, 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.

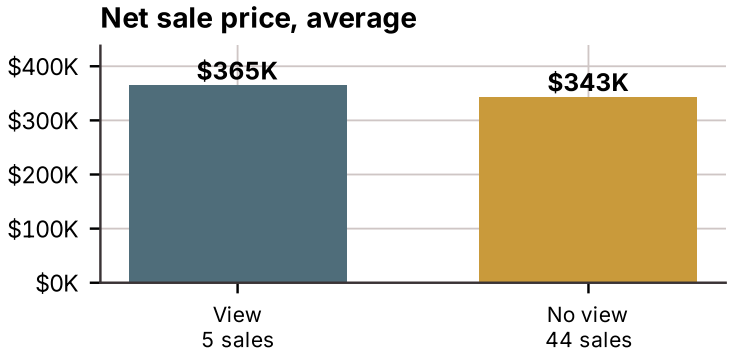
6.2 At a glance

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	$365K	$343K	unclear
Net price per SF	$190 per SF	$195 per SF	unclear
Living area	1,995 SF	1,793 SF	unclear
Year built	1997	1998	unclear
Days on market	30 days	46 days	unclear
Discount from original list	4.7%	6.2%	unclear
Price cut before sale	40%	57%	unclear
Seller paid closing costs or repairs	60%	70%	unclear

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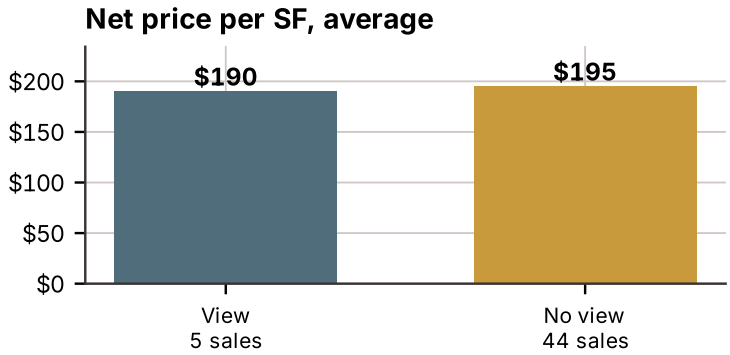
6.3 Net sale price: no clear difference



The average is **$365K** for homes with a view and **$343K** for homes without a view. Defined in 8.1.1.

– No clear difference · could be chance

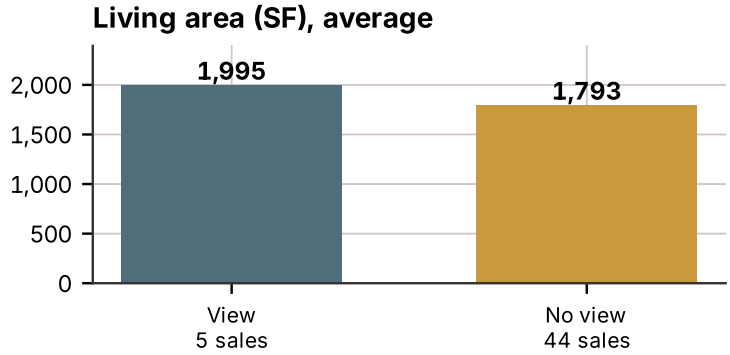
6.4 Net price per SF: no clear difference



The average is **$190 per SF** for homes with a view and **$195 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

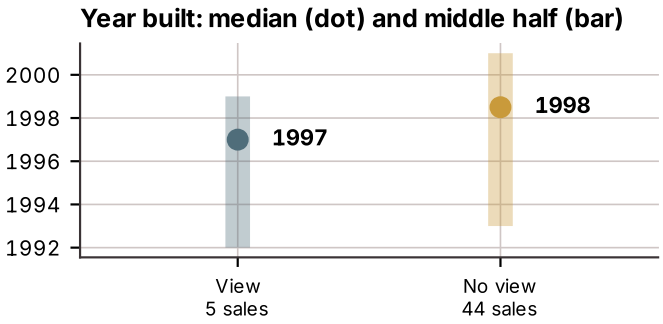


The average is **1,995 SF** for homes with a view and **1,793 SF** for homes without a view. Defined in 8.1.3.

– No clear difference · could be chance

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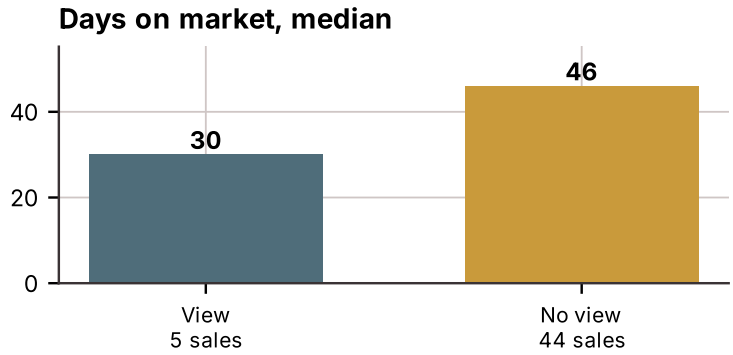
6.6 Year built: no clear difference



The median is **1997** for homes with a view and **1998** for homes without a view. Defined in 8.1.4.

– No clear difference · could be chance

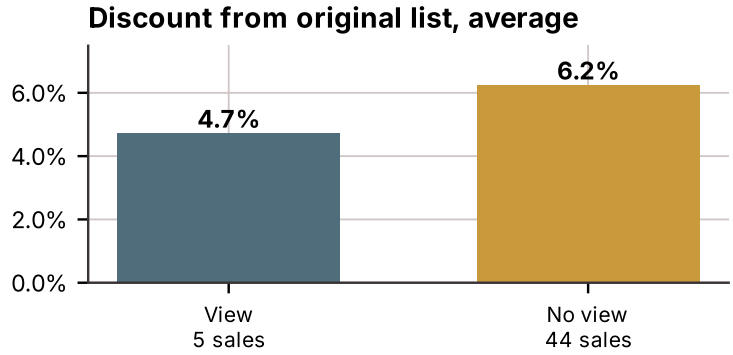
6.7 Days on market: no clear difference



The median is **30 days** for homes with a view and **46 days** for homes without a view. Defined in 8.1.5.

– No clear difference · could be chance

6.8 Discount from original list: no clear difference

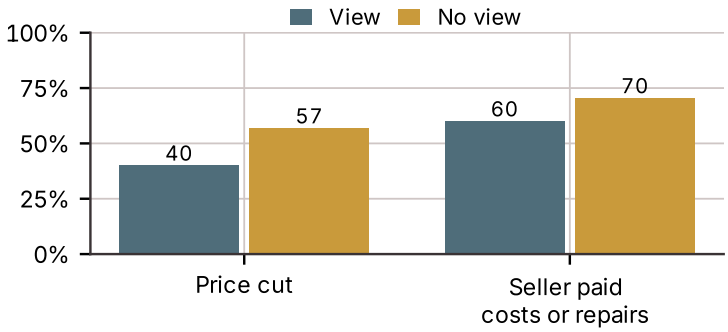


The average is **4.7%** for homes with a view and **6.2%** for homes without a view. Defined in 8.1.6.

– No clear difference · could be chance

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6.9 How often: price cut before sale, seller paid closing costs or repairs



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

- 40% of homes with a view had a price cut before sale, against 57% of homes without a view. Defined in 8.1.7.
- 60% of homes with a view had the seller pay closing costs or repairs, against 70% 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 5 sales	No view 44 sales	All 49 sales	Real difference?
Net sale price average	$364,880	$343,489	$345,672	unclear
Net price per SF average	$190	$195	$195	unclear
Living area average	1,995	1,793	1,813	unclear
Year built median	1997	1998	1998	unclear

6.11 The numbers: selling

	View 5 sales	No view 44 sales	All 49 sales	Real difference?
Days on market median	30	46	46	unclear
Discount from original list average	4.7%	6.2%	6.1%	unclear
Price cut before sale	40%	57%	55%	unclear
Seller paid closing costs or repairs	60%	70%	69%	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 6, 2025 – November 5, 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 Block House Creek.

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 50 resale sales. Average $343,713; median $331,000; standard deviation $54,652; middle half (25th–75th percentile) $305,750–$380,000; lowest $224,000, highest $466,000. 34 sales had a seller payment; their median payment was $6,525.

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 50 resale sales. Average $193; median $193; standard deviation $26; middle half (25th–75th percentile) $173–$212; lowest $126, highest $253.

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 50 resale sales. Average 1,816; median 1,672; standard deviation 416; middle half (25th–75th percentile) 1,532–2,033; lowest 1,160, highest 2,916.

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 50 resale sales. Average 1996; median 1998; standard deviation 6; middle half (25th–75th percentile) 1993–2001; lowest 1983, highest 2003.

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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 50 resale sales. Average 67; median 46; standard deviation 72; middle half (25th–75th percentile) 10–106; lowest 2, highest 355. 0 sales went under contract on their listing date (0 days).

8.1.6 Discount from original list

In simple terms How far below the first asking price the home sold, after seller payments. It measures how much negotiating room sellers gave up. A negative figure means the home sold above its first asking price.

Statistically Discount % = (OriginalListPrice − Net) ÷ OriginalListPrice × 100, per sale; summarized by the mean.

The data 50 resale sales. Average 6.2%; median 5.3%; standard deviation 5.4%; middle half (25th–75th percentile) 2.6%–9.4%; lowest −6.2%, highest 17.8%. 5 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 27 of 50 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 34 of 50 resale sales (68.0%).

8.1.9 Has a view

In simple terms The MLS says the home looks over something: a greenbelt or park, trees, golf course, hill country, water and similar.

Statistically View = the View field holds any entry other than “None”, “Neighborhood” or “See Remarks”. No view = only “None” and/or “Neighborhood”. A record whose only entry is “See Remarks” cannot be classified and is left out of the view slice.

The data 5 sales with a view, 44 without, 1 unclassified. Most common View entries: None 33, Neighborhood 11, Park/Greenbelt 3, Trees/Woods 2, Hill Country 1.

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8.2 Methods

8.2.1 Data source

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

Statistically ABOR MLS via secure APIs, read from ALEX's copy of the MLS (refreshed every 15 minutes; this pull as of 2026-11-06 13:00 UTC), every field. Filter: StandardStatus = Closed, PropertyType = Residential, City = Leander, SubdivisionName contains any of “block house creek”, “block house crk”, “blockhouse creek”, “blockhouse crk” (case-insensitive). A record is kept when its subdivision name belongs to the Block House Creek family, the same rule comparable sales use.

The data Pulled November 6, 2026: 51 closed Block House Creek records over the prior year, in ZIP 78641. 26 subdivision spellings kept, the most common: Block House Creek Ph D Sec 02 (6); Block House Creek (6); Block House Creek Ph G (3); Block House Creek Ph E Sec 610 (2); Block House Creek Ph D Sec 607 (2); Block House Creek Ph D Sec 05 (2); Block House Creek Ph D Sec 01 (2); Block House Crk Ph C Sec 01 (2); Block House Creek Ph E Sec 614 (2); Block House Creek Ph C Sec 1 (2); Block House Creek Ph D Sec 608 (2); Block House Creek Sec 04 (2); and 14 more (18 records). Names found by the search but not part of Block House Creek, left out: BLOCK HOUSE CREEK PHS E 610 (1); Vineyard At Block House Creek (1); Settlement Blockhouse Crk Sec (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 27 resale sales here (under 80), so the full year is used.

Statistically CloseDate from November 6, 2025 to November 5, 2026 inclusive.

The data 50 single-family sales in the window: 50 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 50 resale; 0 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 1 sale(s) with no original list price

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8.2.5 Quartiles and groups

In simple terms Sales lined up from lowest to highest and cut into four groups of about equal size. Each group is named by its range, for example “Under $304K”.

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 $304K: $224,000–$299,601 (12 sales); $304K–$328K: $304,000–$328,000 (13 sales); $334K–$380K: $334,000–$380,000 (14 sales); Over $380K: $395,000–$466,000 (11 sales)
Quartiles by living area: Under 1,531 SF: 1,160–1,522 SF (12 sales); 1,531–1,667 SF: 1,531–1,667 SF (13 sales); 1,678–2,037 SF: 1,678–2,037 SF (13 sales); Over 2,037 SF: 2,175–2,916 SF (12 sales)
Quartiles by year built: Before 1993: 1983–1992 (12 sales); 1993–1998: 1993–1998 (14 sales); 1999–2001: 1999–2001 (14 sales); After 2001: 2002–2003 (10 sales)
View and no view: View: MLS lists a view (5 sales); No view: None or Neighborhood (44 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 $343,713, median $331,000. Days on market: average 67, median 46: the average is pulled up by a few long listings.

8.2.7 Kruskal–Wallis test

In simple terms Checks whether a measure really differs across the four groups of a slice. It uses each sale's rank, not its value, so a few extreme sales cannot drive the answer.

Statistically $H = [12/(n(n+1))]\ \Sigma\ R_j^2/n_j - 3(n+1)$, compared with χ^2 on k − 1 degrees of freedom (Kruskal & Wallis, 1952). Effect size $\varepsilon^2 = H/(n-1)$: ≥ .01 small, ≥ .06 medium, ≥ .14 large (Tomczak & Tomczak, 2014). A slice is tested only when every group has at least 5 sales; smaller groups are described, not tested.

The data Run on every measure in sections 3–5; each result is in 8.3.

8.2.8 Mann–Whitney U test

In simple terms The same check when there are only two groups: view against no view.

Statistically Two-sided U test (Mann & Whitney, 1947). Effect size = rank-biserial correlation $\left|1 - 2U/(n_1 n_2)\right|$: ≥ .10 small, ≥ .30 medium, ≥ .50 large (Kerby, 2014; Cohen, 1988).

The data Run on every measure in section 6; results in 8.3.

8.2.9 Chi-square test

In simple terms Checks whether a yes/no share (price cut, seller payment, view) differs between groups more than chance would.

Statistically Pearson χ^2 on the 2 × k table of counts, no continuity correction (Pearson, 1900). Effect size Cramér's $V = \sqrt{(\chi^2/n)}$: ≥ .10 small, ≥ .30 medium, ≥ .50 large (Cramér, 1946).

The data Run on the three shares in every slice; results in 8.3.

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8.2.10 Real difference (significance)

In simple terms	“Real difference” means a gap this large would be very unlikely if the groups were really alike. Because many measures are checked in each slice, the bar is set higher than usual.
Statistically	Significant when $p < 0.05 \div m$, where m is the number of measures tested in that slice (Bonferroni; Dunn, 1961). The slicing variable itself differs by design and is not tested.
The data	Quartiles by net sale price: m = 8, threshold $p < 0.0063$; Quartiles by living area: m = 8, threshold $p < 0.0063$; Quartiles by year built: m = 8, threshold $p < 0.0063$; View and no view: m = 8, threshold $p < 0.0063$

8.2.11 Size of a difference

In simple terms	A difference can be real but small. The size word (small, medium, large) says how much the groups pull apart.
Statistically	ε^2 for Kruskal–Wallis, rank-biserial r for Mann–Whitney, Cramér's V for chi-square, with the thresholds above; below the small threshold the size is “negligible”.
The data	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.

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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 = 8.09	3	0.0442	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.165$	large
Living area	Kruskal–Wallis	H = 33.91	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.692$	large
Year built	Kruskal–Wallis	H = 1.32	3	0.7249	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.027$	small
Days on market	Kruskal–Wallis	H = 0.22	3	0.9736	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.005$	negligible
Discount from original list	Kruskal–Wallis	H = 2.66	3	0.4467	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.054$	small
Price cut before sale	Chi-square	$\chi^2 = 1.48$	3	0.6877	p < 0.0063	**Unclear**	Cramér's V = 0.172	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 4.43$	3	0.2186	p < 0.0063	**Unclear**	Cramér's V = 0.298	small
Has a view	Chi-square	$\chi^2 = 2.70$	3	0.4407	p < 0.0063	**Unclear**	Cramér's V = 0.232	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 = 29.58	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.604$	large
Net price per SF	Kruskal–Wallis	H = 24.25	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.495$	large
Year built	Kruskal–Wallis	H = 6.60	3	0.0858	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.135$	medium
Days on market	Kruskal–Wallis	H = 5.20	3	0.1575	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.106$	medium
Discount from original list	Kruskal–Wallis	H = 7.59	3	0.0553	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.155$	large
Price cut before sale	Chi-square	$\chi^2 = 3.81$	3	0.2831	p < 0.0063	**Unclear**	Cramér's V = 0.276	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 4.10$	3	0.2506	p < 0.0063	**Unclear**	Cramér's V = 0.286	small
Has a view	Chi-square	$\chi^2 = 2.49$	3	0.4766	p < 0.0063	**Unclear**	Cramér's V = 0.223	small

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8.3.3 Quartiles by year built

Measure	Test	Statistic	df	p-value	Threshold	Real difference?	Effect size	Size
Net sale price	Kruskal–Wallis	H = 2.86	3	0.4135	p < 0.0063	**Unclear**	ε^2 = 0.058	small
Net price per SF	Kruskal–Wallis	H = 2.45	3	0.4844	p < 0.0063	**Unclear**	ε^2 = 0.050	small
Living area	Kruskal–Wallis	H = 2.71	3	0.4388	p < 0.0063	**Unclear**	ε^2 = 0.055	small
Days on market	Kruskal–Wallis	H = 3.90	3	0.2727	p < 0.0063	**Unclear**	ε^2 = 0.080	medium
Discount from original list	Kruskal–Wallis	H = 5.59	3	0.1335	p < 0.0063	**Unclear**	ε^2 = 0.114	medium
Price cut before sale	Chi-square	χ^2 = 1.86	3	0.6012	p < 0.0063	**Unclear**	Cramér's V = 0.193	small
Seller paid closing costs or repairs	Chi-square	χ^2 = 3.91	3	0.2710	p < 0.0063	**Unclear**	Cramér's V = 0.280	small
Has a view	Chi-square	χ^2 = 0.85	3	0.8383	p < 0.0063	**Unclear**	Cramér's V = 0.130	small

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 = 140.50	—	0.3217	p < 0.0063	**Unclear**	rank-biserial r = 0.277	small
Net price per SF	Mann–Whitney U	U = 107.00	—	0.9362	p < 0.0063	**Unclear**	rank-biserial r = 0.027	negligible
Living area	Mann–Whitney U	U = 128.00	—	0.5633	p < 0.0063	**Unclear**	rank-biserial r = 0.164	small
Year built	Mann–Whitney U	U = 90.50	—	0.5264	p < 0.0063	**Unclear**	rank-biserial r = 0.177	small
Days on market	Mann–Whitney U	U = 107.00	—	0.9342	p < 0.0063	**Unclear**	rank-biserial r = 0.027	negligible
Discount from original list	Mann–Whitney U	U = 81.00	—	0.3574	p < 0.0063	**Unclear**	rank-biserial r = 0.264	small
Price cut before sale	Chi-square	χ^2 = 0.51	1	0.4737	p < 0.0063	**Unclear**	Cramér's V = 0.102	small
Seller paid closing costs or repairs	Chi-square	χ^2 = 0.23	1	0.6308	p < 0.0063	**Unclear**	Cramér's V = 0.069	negligible

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8.4 Data notes

Left out of the analysis: 0 new-construction sales (basic statistics only, section 7); 1 sale(s) with no original list price. Statistics: Python, NumPy 2.5.3, SciPy 1.18.1.

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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 50 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 6, 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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