ALEX

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*

Paloma Lake

Round Rock, TX 78665

Resale homes · closed Oct 26 – Oct 25, 2026

Prepared for Buyers, sellers and agents

Prepared by ALEX Real Estate

Market Study · Resale Analysis

Version 2.4

October 26, 2026 · 7:09 AM CDT

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	**$496,042**	**$187**	**42 days**
single-family resale homes	average $512,340	average $189	average 72 days

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1. Summary

Resale homes · 50 sales · October 26, 2025 – October 25, 2026

This study looks at the **50 resale homes** sold in Paloma Lake in the **365 days** to October 25, 2026. A full year is used because only 29 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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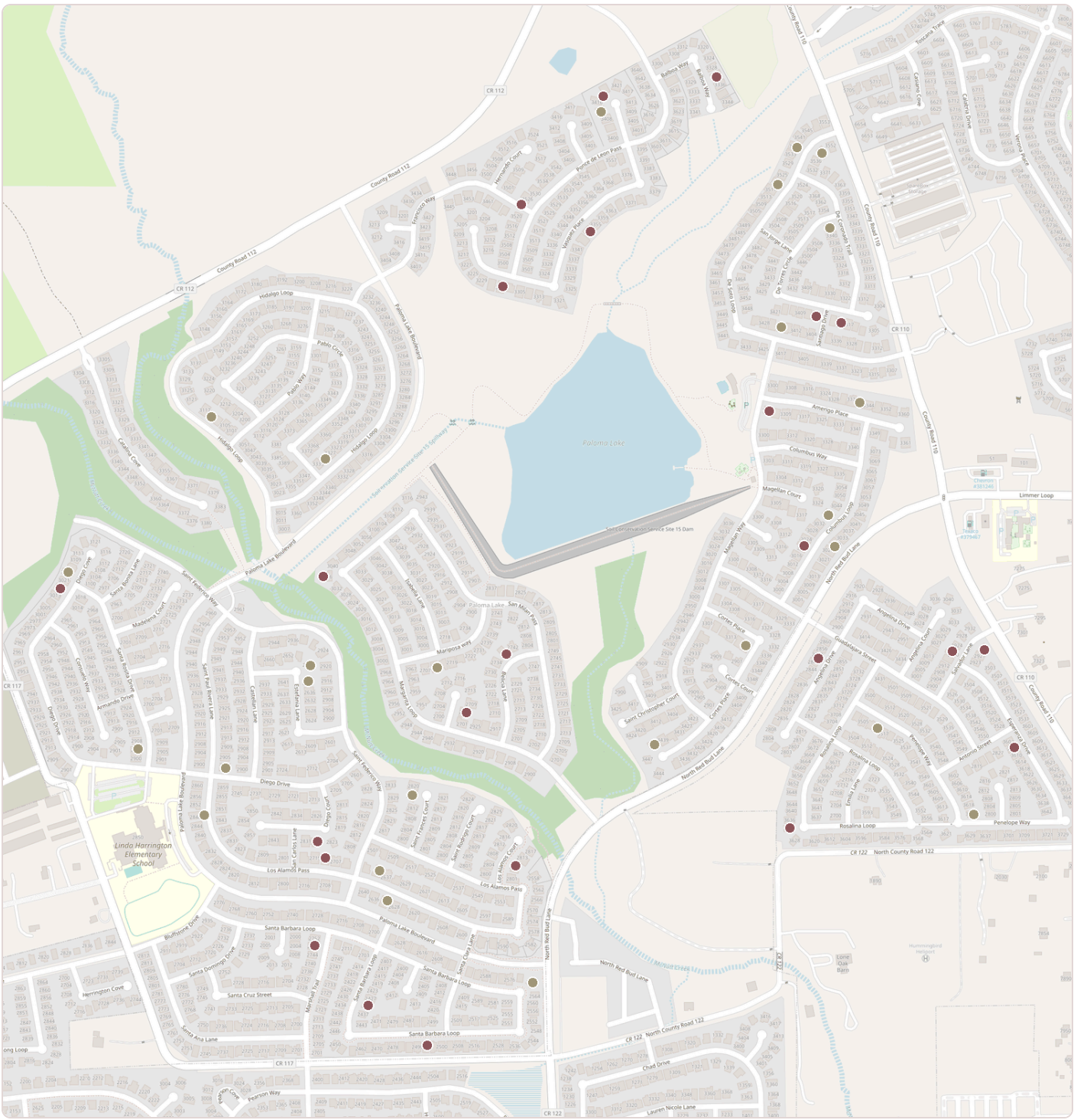
2. Where the resale homes sold

50 resale homes · colored by price range

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



● Under $435K · 12 sales ● $435K–$492K · 13 sales ● $500K–$578K · 13 sales ● Over $578K · 12 sales

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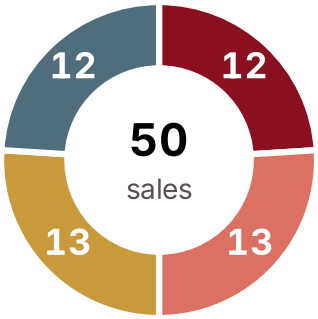
3. Quartiles by net sale price

Resale homes · 50 sales · October 26, 2025 – October 25, 2026

Sales ranked by net sale price and cut into four equal groups. This is the usual way to read a market by price.



Sales per group

- Under $435K: 12 sales (24%)
- $435K–$492K: 13 sales (26%)
- $500K–$578K: 13 sales (26%)
- Over $578K: 12 sales (24%)

Bottom line

- Homes over $578K are about 1,260 SF (60%) larger than homes under $435K.

3.1 Key differences

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

Under $435K · $435K–$492K · $500K–$578K · Over $578K

Higher-priced homes Over $578K

- Are much larger.

Lower-priced homes Under $435K

- Are much smaller.

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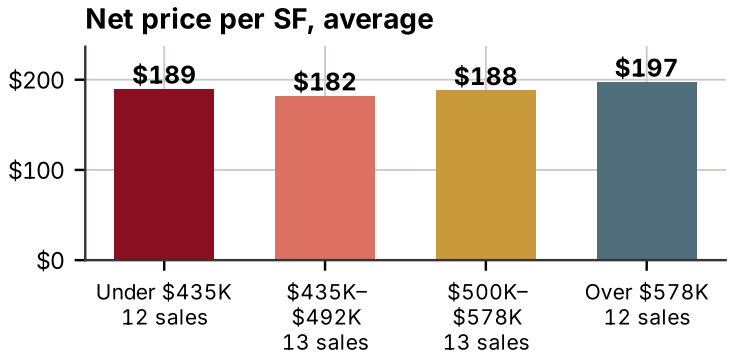
3.2 At a glance

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 $435K	$435K–$492K	$500K–$578K	Over $578K	Real difference?
Net price per SF	$189 per SF	$182 per SF	$188 per SF	$197 per SF	unclear
Living area	2,089 SF **Smallest**	2,652 SF	2,846 SF	3,351 SF **Largest**	✓ large
Year built	2014	2015	2014	2016	unclear
Days on market	20 days	18 days	58 days	44 days	unclear
Discount from original list	7.2%	2.8%	5.7%	4.7%	unclear
Price cut before sale	33%	31%	54%	67%	unclear
Seller paid closing costs or repairs	50%	62%	46%	67%	unclear
Has a view	17%	15%	8%	33%	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 **$197 per SF** for homes over $578K and **$189 per SF** for homes under $435K. It does not move in a straight line; homes over $578K are highest. Defined in 8.1.2.

– No clear difference · could be chance

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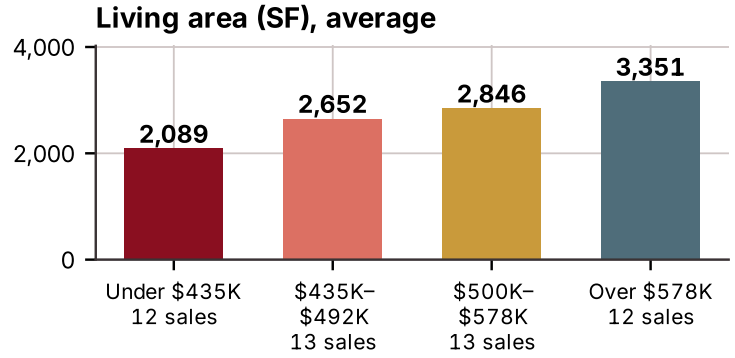
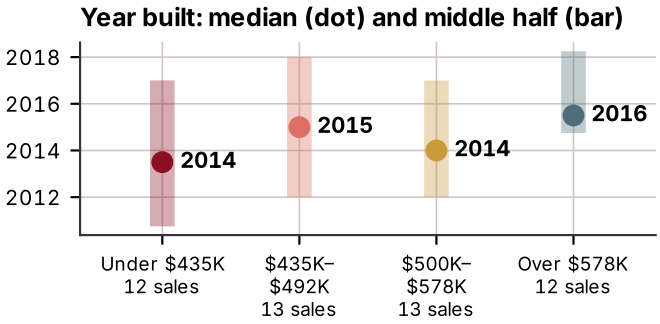
3.4 Homes over $578K are about 1,260 SF (60%) larger than homes under $435K



The average is **3,351 SF** for homes over $578K and **2,089 SF** for homes under $435K. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

✓ **Real difference** · large

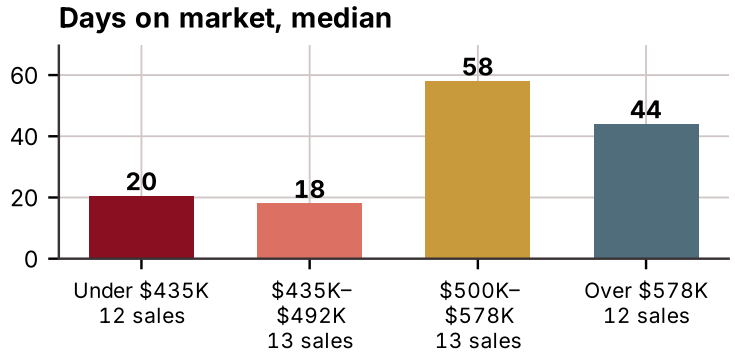
3.5 Year built: no clear difference



The median is **2016** for homes over $578K and **2014** for homes under $435K. It does not move in a straight line; homes over $578K are highest. Defined in 8.1.4.

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

3.6 Days on market: no clear difference



The median is **44 days** for homes over $578K and **20 days** for homes under $435K. It does not move in a straight line; homes $500K–$578K are highest. Defined in 8.1.5.

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

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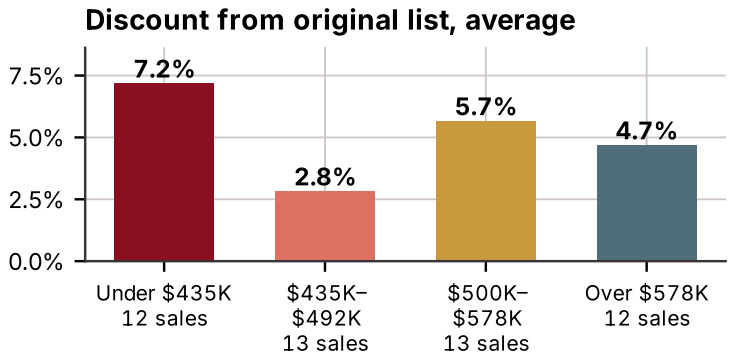
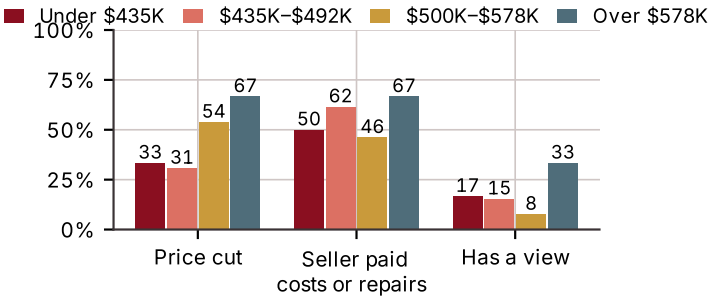
3.7 Discount from original list: no clear difference



The average is **4.7%** for homes over $578K and **7.2%** for homes under $435K. It does not move in a straight line; homes under $435K 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.

- 67% of homes over $578K had a price cut before sale, against 33% of homes under $435K. Defined in 8.1.7.
- 67% of homes over $578K had the seller pay closing costs or repairs, against 50% of homes under $435K. Defined in 8.1.8.
- 33% of homes over $578K have a view, against 17% of homes under $435K. 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 $435K 12 sales	$435K–$492K 13 sales	$500K–$578K 13 sales	Over $578K 12 sales	All 50 sales	Real difference?
Net sale price average	$393,899	$475,032	$526,866	$655,463	$512,340	by design
Net price per SF average	$189	$182	$188	$197	$189	unclear
Living area average	2,089	2,652	2,846	3,351	2,735	✓ large
Year built median	2014	2015	2014	2016	2014	unclear

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3.10 The numbers: selling

	Under $435K 12 sales	$435K–$492K 13 sales	$500K–$578K 13 sales	Over $578K 12 sales	All 50 sales	Real difference?
Days on market median	20	18	58	44	42	unclear
Discount from original list average	7.2%	2.8%	5.7%	4.7%	5.1%	unclear
Price cut before sale	33%	31%	54%	67%	46%	unclear
Seller paid closing costs or repairs	50%	62%	46%	67%	56%	unclear
Has a view	17%	15%	8%	33%	18%	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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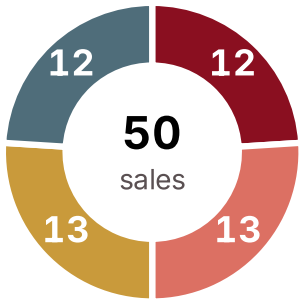
4. Quartiles by living area

Resale homes · 50 sales · October 26, 2025 – October 25, 2026

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



Sales per group

- Under 2,305 SF: 12 sales (24%)
- 2,305–2,741 SF: 13 sales (26%)
- 2,750–3,179 SF: 13 sales (26%)
- Over 3,179 SF: 12 sales (24%)

Bottom line

- Homes over 3,179 SF sell for about $212K (52%) more than homes under 2,305 SF.

4.1 Key differences

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

Under 2,305 SF · 2,305–2,741 SF · 2,750–3,179 SF · Over 3,179 SF

Larger homes Over 3,179 SF

- Sell for much more.

Smaller homes Under 2,305 SF

- Sell for much less.

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 2,305 SF	2,305–2,741 SF	2,750–3,179 SF	Over 3,179 SF	Real difference?
Net sale price	$411K Lowest	$482K	$535K	$623K Highest	✓ large
Net price per SF	$201 per SF	$193 per SF	$180 per SF	$181 per SF	unclear
Year built	2014	2017	2014	2014	unclear
Days on market	14 days	69 days	58 days	44 days	unclear
Discount from original list	4.9%	5.6%	4.2%	5.5%	unclear
Price cut before sale	25%	46%	54%	58%	unclear
Seller paid closing costs or repairs	58%	46%	62%	58%	unclear
Has a view	8%	31%	15%	17%	unclear

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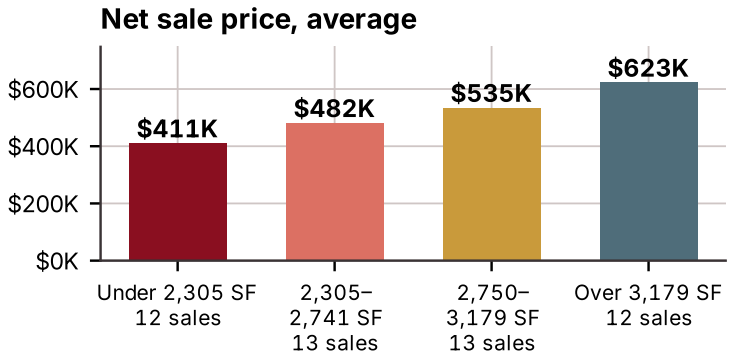
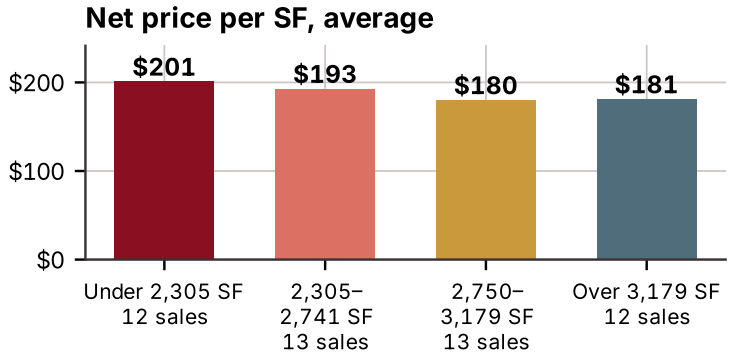
4.3 Homes over 3,179 SF sell for about $212K (52%) more than homes under 2,305 SF



The average is **$623K** for homes over 3,179 SF and **$411K** for homes under 2,305 SF. It rises step by step from the lowest range to the highest. Defined in 8.1.1.

✓ **Real difference** · large

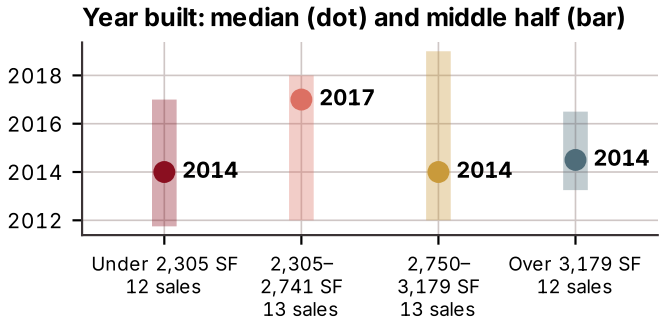
4.4 Net price per SF: no clear difference



The average is **$181 per SF** for homes over 3,179 SF and **$201 per SF** for homes under 2,305 SF. It does not move in a straight line; homes under 2,305 SF are highest. Defined in 8.1.2.

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

4.5 Year built: no clear difference



The median is **2014** for homes over 3,179 SF and **2014** for homes under 2,305 SF. It does not move in a straight line; homes 2,305–2,741 SF are highest. Defined in 8.1.4.

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

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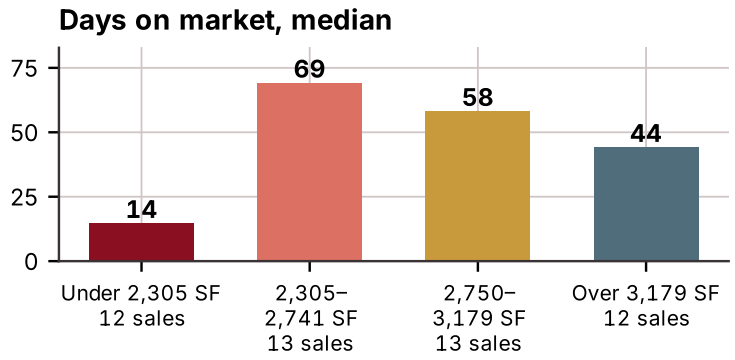
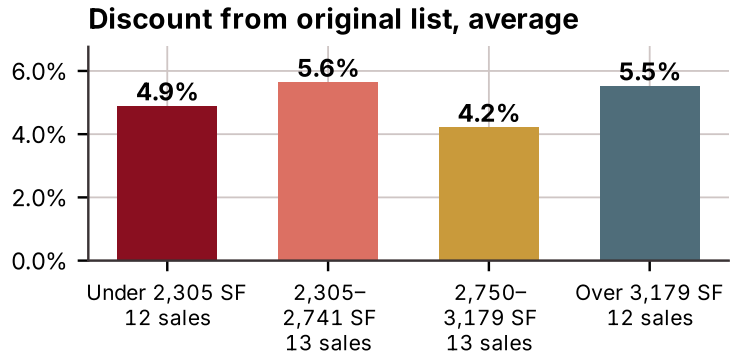
4.6 Days on market: no clear difference



The median is **44 days** for homes over 3,179 SF and **14 days** for homes under 2,305 SF. It does not move in a straight line; homes 2,305–2,741 SF are highest. Defined in 8.1.5.

– No clear difference · could be chance

4.7 Discount from original list: no clear difference



The average is **5.5%** for homes over 3,179 SF and **4.9%** for homes under 2,305 SF. It does not move in a straight line; homes 2,305–2,741 SF are highest. Defined in 8.1.6.

– No clear difference · could be chance

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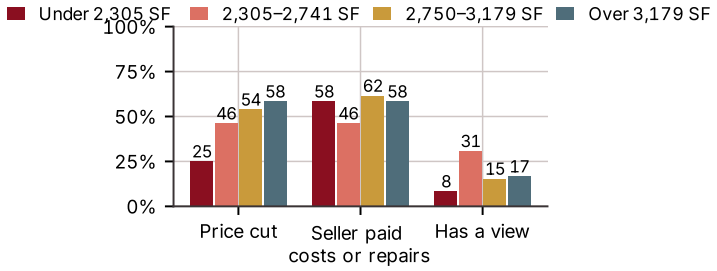
4.8 How often: price cut before sale, seller paid closing costs or repairs, has a view



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

- 58% of homes over 3,179 SF had a price cut before sale, against 25% of homes under 2,305 SF. Defined in 8.1.7.
- 58% of homes over 3,179 SF had the seller pay closing costs or repairs, against 58% of homes under 2,305 SF. Defined in 8.1.8.
- 17% of homes over 3,179 SF have a view, against 8% of homes under 2,305 SF. Defined in 8.1.9.

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

4.9 The numbers: price and size

	Under 2,305 SF 12 sales	2,305–2,741 SF 13 sales	2,750–3,179 SF 13 sales	Over 3,179 SF 12 sales	All 50 sales	Real difference?
Net sale price average	$410,857	$481,566	$534,766	$622,869	$512,340	✓ large
Net price per SF average	$201	$193	$180	$181	$189	unclear
Living area average	2,045	2,495	2,966	3,436	2,735	by design
Year built median	2014	2017	2014	2014	2014	unclear

4.10 The numbers: selling

	Under 2,305 SF 12 sales	2,305–2,741 SF 13 sales	2,750–3,179 SF 13 sales	Over 3,179 SF 12 sales	All 50 sales	Real difference?
Days on market median	14	69	58	44	42	unclear
Discount from original list average	4.9%	5.6%	4.2%	5.5%	5.1%	unclear
Price cut before sale	25%	46%	54%	58%	46%	unclear
Seller paid closing costs or repairs	58%	46%	62%	58%	56%	unclear
Has a view	8%	31%	15%	17%	18%	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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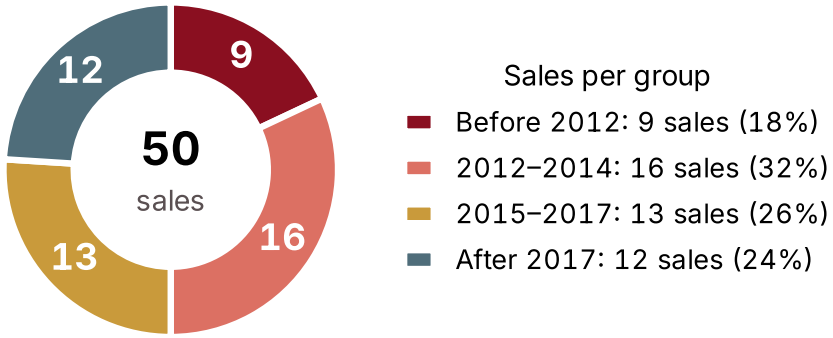
5. Quartiles by year built

Resale homes · 50 sales · October 26, 2025 – October 25, 2026

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



Bottom line: 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 2012	2012–2014	2015–2017	After 2017	Real difference?
Net sale price	$467K	$491K	$542K	$543K	unclear
Net price per SF	$178 per SF	$184 per SF	$203 per SF	$188 per SF	unclear
Living area	2,677 SF	2,703 SF	2,684 SF	2,878 SF	unclear
Days on market	39 days	18 days	54 days	28 days	unclear
Discount from original list	4.7%	4.6%	6.7%	4.1%	unclear
Price cut before sale	22%	38%	77%	42%	unclear
Seller paid closing costs or repairs	78%	56%	38%	58%	unclear
Has a view	0%	0%	31%	42%	unclear

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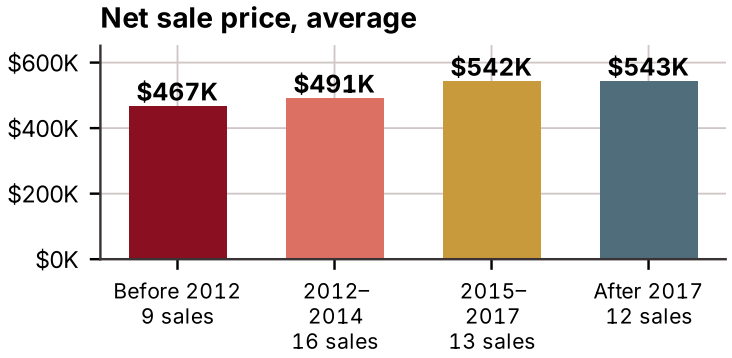
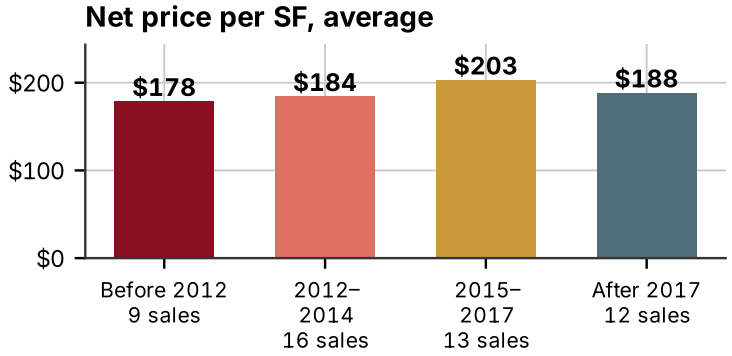
5.3 Net sale price: no clear difference



The average is **$543K** for homes built after 2017 and **$467K** for homes built before 2012. It rises step by step from the lowest range to the highest. Defined in 8.1.1.

– No clear difference · could be chance

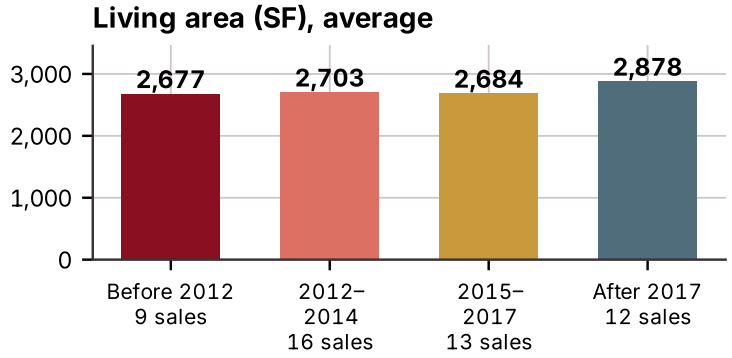
5.4 Net price per SF: no clear difference



The average is **$188 per SF** for homes built after 2017 and **$178 per SF** for homes built before 2012. It does not move in a straight line; homes built 2015–2017 are highest. Defined in 8.1.2.

– No clear difference · could be chance

5.5 Living area: no clear difference



The average is **2,878 SF** for homes built after 2017 and **2,677 SF** for homes built before 2012. It does not move in a straight line; homes built after 2017 are highest. Defined in 8.1.3.

– No clear difference · could be chance

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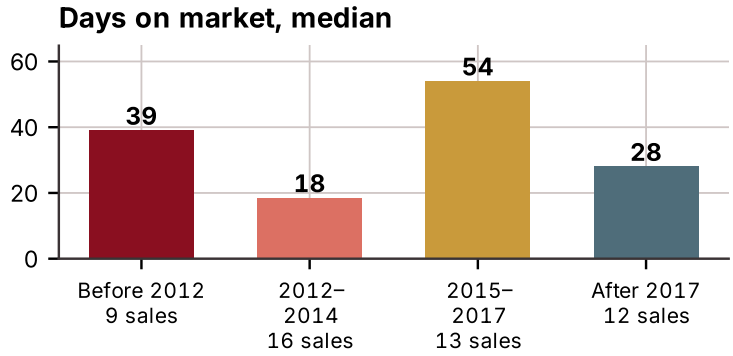
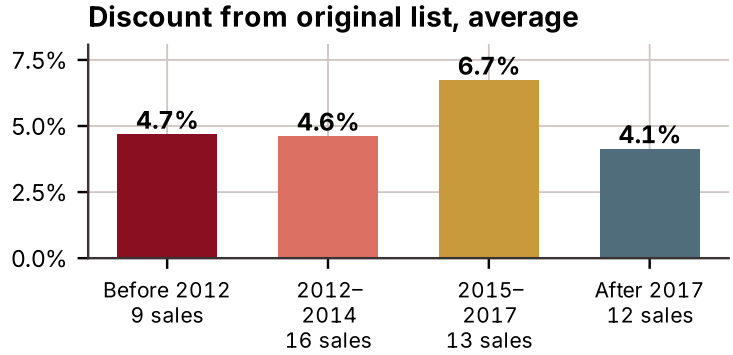
5.6 Days on market: no clear difference



The median is **28 days** for homes built after 2017 and **39 days** for homes built before 2012. It does not move in a straight line; homes built 2015–2017 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 **4.1%** for homes built after 2017 and **4.7%** for homes built before 2012. It does not move in a straight line; homes built 2015–2017 are highest. Defined in 8.1.6.

– No clear difference · could be chance

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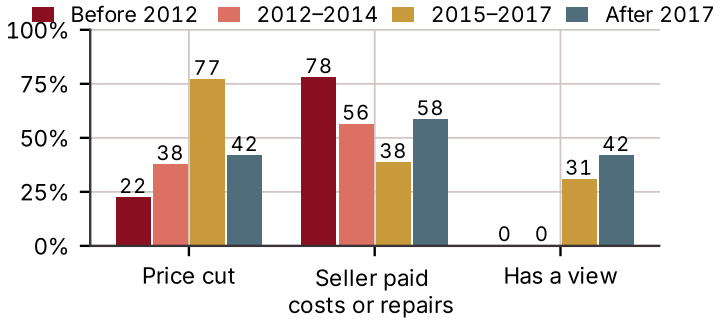
5.8 How often: price cut before sale, seller paid closing costs or repairs, has a view



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

- 42% of homes built after 2017 had a price cut before sale, against 22% of homes built before 2012. Defined in 8.1.7.
- 58% of homes built after 2017 had the seller pay closing costs or repairs, against 78% of homes built before 2012. Defined in 8.1.8.
- 42% of homes built after 2017 have a view, against 0% of homes built before 2012. 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 2012 9 sales	2012–2014 16 sales	2015–2017 13 sales	After 2017 12 sales	All 50 sales	Real difference?
Net sale price average	$466,746	$490,771	$542,382	$542,750	$512,340	unclear
Net price per SF average	$178	$184	$203	$188	$189	unclear
Living area average	2,677	2,703	2,684	2,878	2,735	unclear
Year built median	2010	2013	2017	2019	2014	by design

5.10 The numbers: selling

	Before 2012 9 sales	2012–2014 16 sales	2015–2017 13 sales	After 2017 12 sales	All 50 sales	Real difference?
Days on market median	39	18	54	28	42	unclear
Discount from original list average	4.7%	4.6%	6.7%	4.1%	5.1%	unclear
Price cut before sale	22%	38%	77%	42%	46%	unclear
Seller paid closing costs or repairs	78%	56%	38%	58%	56%	unclear
Has a view	0%	0%	31%	42%	18%	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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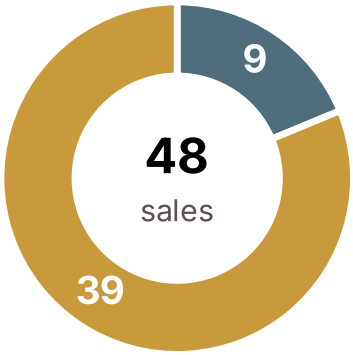
6. View and no view

Resale homes · 50 sales · October 26, 2025 – October 25, 2026

Sales where the MLS lists a view (greenbelt or park, trees, golf course, hill country, water and similar) against those listing none or only the neighborhood. 2 sales whose MLS view entry is only “See Remarks” are left out.



Sales per group

- View: 9 sales (19%)
- No view: 39 sales (81%)

Bottom line

- Homes with a view are about 4 years newer than homes without a view.

6.1 Key differences

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

View No view

Homes with a view MLS lists a view

- Tend to be newer.

Homes without a view no view listed

- Tend to be older.

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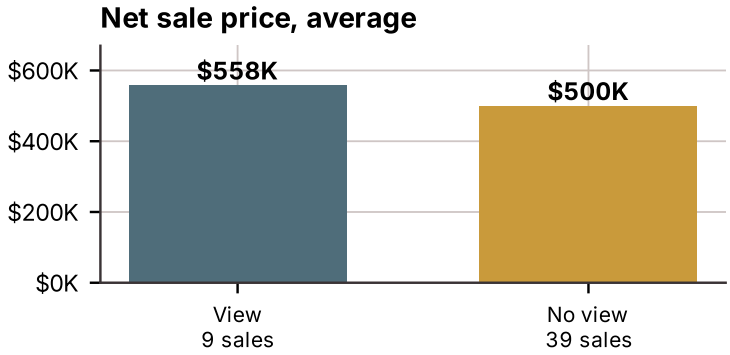
6.2 At a glance

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	$558K	$500K	unclear
Net price per SF	$202 per SF	$186 per SF	unclear
Living area	2,757 SF	2,723 SF	unclear
Year built	2018 **Newest**	2014 **Oldest**	✓ large
Days on market	41 days	46 days	unclear
Discount from original list	4.4%	5.4%	unclear
Price cut before sale	56%	44%	unclear
Seller paid closing costs or repairs	67%	54%	unclear

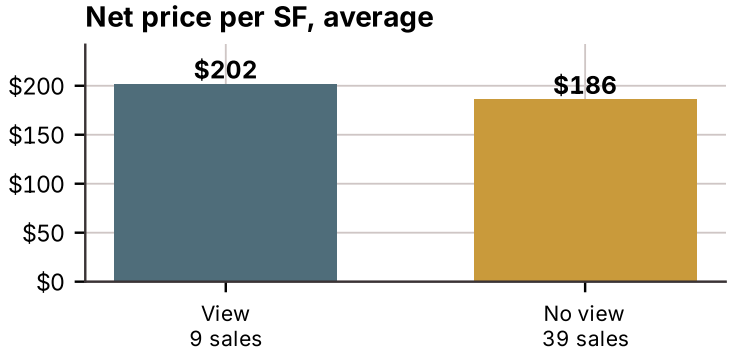
6.3 Net sale price: no clear difference



The average is **$558K** for homes with a view and **$500K** 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 **$202 per SF** for homes with a view and **$186 per SF** for homes without a view. Defined in 8.1.2.

– No clear difference · could be chance

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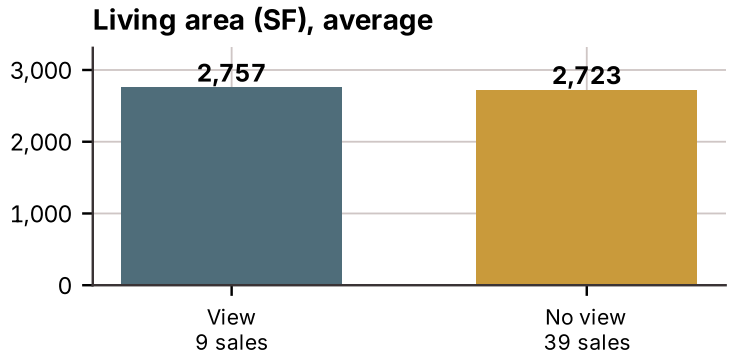
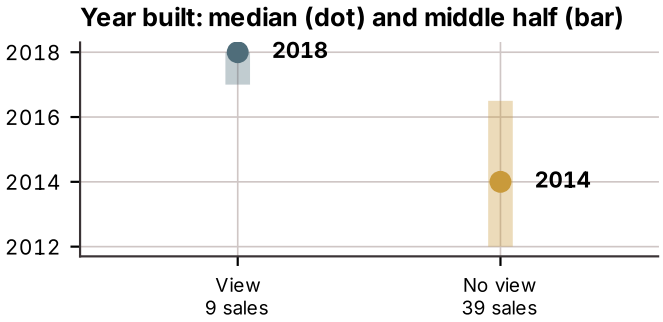
6.5 Living area: no clear difference



The average is **2,757 SF** for homes with a view and **2,723 SF** for homes without a view. Defined in 8.1.3.

– No clear difference · could be chance

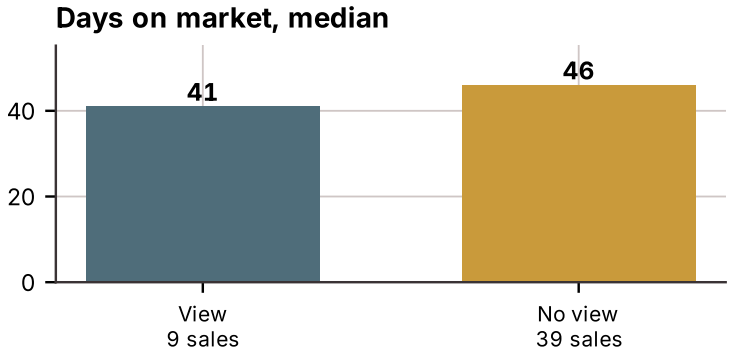
6.6 Homes with a view are about 4 years newer than homes without a view



The median is **2018** for homes with a view and **2014** for homes without a view. Defined in 8.1.4.

✓ Real difference · large

6.7 Days on market: no clear difference



The median is **41 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

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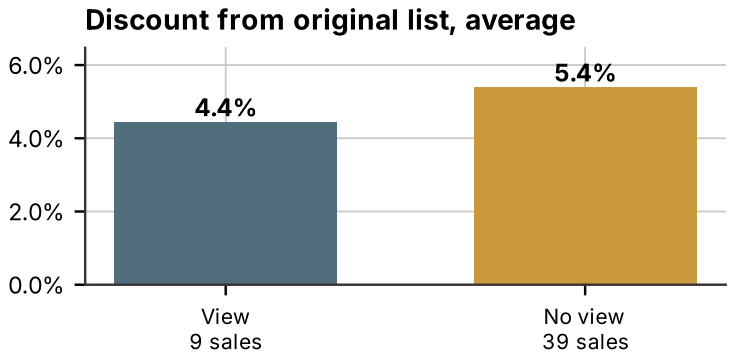
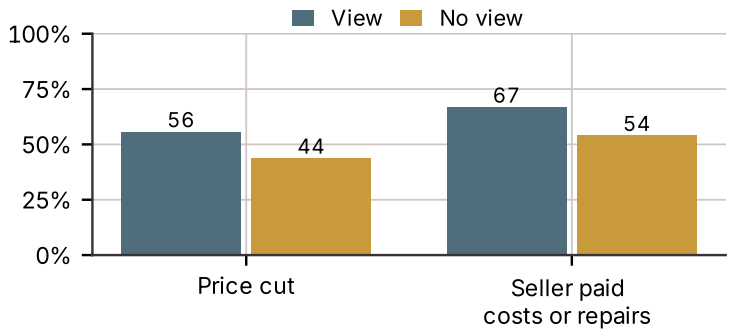
6.8 Discount from original list: no clear difference



The average is **4.4%** for homes with a view and **5.4%** 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.

- 56% of homes with a view had a price cut before sale, against 44% of homes without a view. Defined in 8.1.7.
- 67% of homes with a view had the seller pay closing costs or repairs, against 54% 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 9 sales	No view 39 sales	All 48 sales	Real difference?
Net sale price average	$558,185	$500,022	$510,928	unclear
Net price per SF average	$202	$186	$189	unclear
Living area average	2,757	2,723	2,730	unclear
Year built median	2018	2014	2014	✓ large

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6.11 The numbers: selling

	View 9 sales	No view 39 sales	All 48 sales	Real difference?
Days on market median	41	46	44	unclear
Discount from original list average	4.4%	5.4%	5.2%	unclear
Price cut before sale	56%	44%	46%	unclear
Seller paid closing costs or repairs	67%	54%	56%	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 · October 26, 2025 – October 25, 2026

Homes sold new by the builder in the same 365 days. They are left out of every other section and shown here as basic figures only: 0 sales, no groups, no tests.

> **Note**: these are only the new-construction sales reported in ABOR MLS. Builders often sell homes without listing them in the MLS, so these figures do not necessarily represent all new-construction sales in Paloma Lake.

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 $512,340; median $496,042; standard deviation $98,881; middle half (25th–75th percentile) $440,625–$573,485; lowest $355,000, highest $779,700. 28 sales had a seller payment; their median payment was $2,602.

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 $189; median $187; standard deviation $21; middle half (25th–75th percentile) $174–$198; lowest $147, highest $244.

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 2,735; median 2,746; standard deviation 539; middle half (25th–75th percentile) 2,308–3,173; lowest 1,766, highest 3,822.

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 2015; median 2014; standard deviation 3; middle half (25th–75th percentile) 2012–2017; lowest 2007, highest 2019.

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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 72; median 42; standard deviation 83; middle half (25th–75th percentile) 12–100; lowest 0, highest 328. 1 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 5.1%; median 4.0%; standard deviation 4.9%; middle half (25th–75th percentile) 1.7%–7.7%; lowest −4.5%, highest 19.0%. 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 23 of 50 resale sales (46.0%).

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_BuyersClsgCostPdbySell + ACTRIS_RepairsAmount > 0. Reported as the share of sales (%).

The data 28 of 50 resale sales (56.0%).

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 9 sales with a view, 39 without, 2 unclassified. Most common View entries: None 31, Neighborhood 11, Park/Greenbelt 5, Trees/Woods 4, See Remarks 2, Lake 2, Pond 1, Panoramic 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 Bridge Interactive RESO Web API (OData), ABOR dataset, every field returned. Filter: StandardStatus = Closed, PropertyType = Residential, City = Round Rock, SubdivisionName contains any of “paloma lake” (case-insensitive). A record is kept when its subdivision name belongs to the Paloma Lake family, the same rule comparable sales use.

The data Pulled October 26, 2026: 50 closed Paloma Lake records over the prior year, in ZIP 78665. 16 subdivision spellings kept, the most common: Paloma Lake (31); Paloma Lake Sec 25 (3); Paloma Lake Sec 06 (2); Paloma Lake Sec 4B (2); Paloma Lake Sec 22A (1); Paloma Lake Sec 23B (1); Paloma Lake Sec 24 (1); Paloma Lake Sec 01A (1); Paloma Lake Sec 8 (1); Paloma Lake Sec 01B (1); Paloma Lake Sec 23A (1); Paloma Lake Sec 18 (1); and 4 more (4 records). Names found by the search but not part of Paloma Lake, left out: Paloma Lake Master Community (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 29 resale sales here (under 80), so the full year is used.

Statistically CloseDate from October 26, 2025 to October 25, 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 None in this window.

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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 $435K”.

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 $435K: $355,000–$425,000 (12 sales); $435K–$492K: $435,000–$492,083 (13 sales); $500K–$578K: $500,000–$578,147 (13 sales); Over $578K: $580,000–$779,700 (12 sales)
Quartiles by living area: Under 2,305 SF: 1,766–2,285 SF (12 sales); 2,305–2,741 SF: 2,305–2,741 SF (13 sales); 2,750–3,179 SF: 2,750–3,179 SF (13 sales); Over 3,179 SF: 3,278–3,822 SF (12 sales)
Quartiles by year built: Before 2012: 2007–2011 (9 sales); 2012–2014: 2012–2014 (16 sales); 2015–2017: 2015–2017 (13 sales); After 2017: 2018–2019 (12 sales)
View and no view: View: MLS lists a view (9 sales); No view: None or Neighborhood (39 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 $512,340, median $496,042. Days on market: average 72, median 42: 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 $|1 - 2U/(n_1 n_2)|$: ≥ .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 = 3.35	3	0.3401	p < 0.0063	**Unclear**	ε^2 = 0.068	medium
Living area	Kruskal–Wallis	H = 34.03	3	< 0.0001	p < 0.0063	**Yes**	ε^2 = 0.695	large
Year built	Kruskal–Wallis	H = 4.49	3	0.2133	p < 0.0063	**Unclear**	ε^2 = 0.092	medium
Days on market	Kruskal–Wallis	H = 3.18	3	0.3642	p < 0.0063	**Unclear**	ε^2 = 0.065	medium
Discount from original list	Kruskal–Wallis	H = 4.41	3	0.2207	p < 0.0063	**Unclear**	ε^2 = 0.090	medium
Price cut before sale	Chi-square	χ^2 = 4.37	3	0.2237	p < 0.0063	**Unclear**	Cramér's V = 0.296	small
Seller paid closing costs or repairs	Chi-square	χ^2 = 1.40	3	0.7049	p < 0.0063	**Unclear**	Cramér's V = 0.167	small
Has a view	Chi-square	χ^2 = 2.92	3	0.4038	p < 0.0063	**Unclear**	Cramér's V = 0.242	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 = 30.92	3	< 0.0001	p < 0.0063	**Yes**	ε^2 = 0.631	large
Net price per SF	Kruskal–Wallis	H = 9.94	3	0.0191	p < 0.0063	**Unclear**	ε^2 = 0.203	large
Year built	Kruskal–Wallis	H = 0.62	3	0.8925	p < 0.0063	**Unclear**	ε^2 = 0.013	small
Days on market	Kruskal–Wallis	H = 5.13	3	0.1623	p < 0.0063	**Unclear**	ε^2 = 0.105	medium
Discount from original list	Kruskal–Wallis	H = 0.15	3	0.9849	p < 0.0063	**Unclear**	ε^2 = 0.003	negligible
Price cut before sale	Chi-square	χ^2 = 3.19	3	0.3636	p < 0.0063	**Unclear**	Cramér's V = 0.252	small
Seller paid closing costs or repairs	Chi-square	χ^2 = 0.73	3	0.8670	p < 0.0063	**Unclear**	Cramér's V = 0.121	small
Has a view	Chi-square	χ^2 = 2.27	3	0.5182	p < 0.0063	**Unclear**	Cramér's V = 0.213	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 = 3.72	3	0.2934	p < 0.0063	**Unclear**	ε^2 = 0.076	medium
Net price per SF	Kruskal–Wallis	H = 8.88	3	0.0310	p < 0.0063	**Unclear**	ε^2 = 0.181	large
Living area	Kruskal–Wallis	H = 1.45	3	0.6929	p < 0.0063	**Unclear**	ε^2 = 0.030	small
Days on market	Kruskal–Wallis	H = 2.95	3	0.4001	p < 0.0063	**Unclear**	ε^2 = 0.060	medium
Discount from original list	Kruskal–Wallis	H = 3.46	3	0.3265	p < 0.0063	**Unclear**	ε^2 = 0.071	medium
Price cut before sale	Chi-square	χ^2 = 7.61	3	0.0548	p < 0.0063	**Unclear**	Cramér's V = 0.390	medium
Seller paid closing costs or repairs	Chi-square	χ^2 = 3.38	3	0.3364	p < 0.0063	**Unclear**	Cramér's V = 0.260	small
Has a view	Chi-square	χ^2 = 11.48	3	0.0094	p < 0.0063	**Unclear**	Cramér's V = 0.479	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 = 218.00	—	0.2672	p < 0.0063	**Unclear**	rank-biserial r = 0.242	small
Net price per SF	Mann–Whitney U	U = 242.00	—	0.0813	p < 0.0063	**Unclear**	rank-biserial r = 0.379	medium
Living area	Mann–Whitney U	U = 185.00	—	0.8121	p < 0.0063	**Unclear**	rank-biserial r = 0.054	negligible
Year built	Mann–Whitney U	U = 295.00	—	0.0016	p < 0.0063	**Yes**	rank-biserial r = 0.681	large
Days on market	Mann–Whitney U	U = 178.50	—	0.9473	p < 0.0063	**Unclear**	rank-biserial r = 0.017	negligible
Discount from original list	Mann–Whitney U	U = 136.00	—	0.3029	p < 0.0063	**Unclear**	rank-biserial r = 0.225	small
Price cut before sale	Chi-square	χ^2 = 0.42	1	0.5161	p < 0.0063	**Unclear**	Cramér's V = 0.094	negligible
Seller paid closing costs or repairs	Chi-square	χ^2 = 0.49	1	0.4846	p < 0.0063	**Unclear**	Cramér's V = 0.101	small

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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 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 October 26, 2026. Map data © OpenStreetMap contributors. ALEX Companies · Licensed by the Texas Real Estate Commission · Broker: Alexander Tiffany Southwest, LLC (ALEX Real Estate), #565194-BB · Diane Hart Alexander, Designated Broker, #574877-B.

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