Wood Glen

Round Rock, TX 78681
Resale homes · closed Nov 9 – Nov 8, 2026
Prepared for Buyers, sellers and agents

Prepared by ALEX Real Estate
Market Study · Resale Analysis
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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
28	**$611,625**	**$213**	**40 days**
single-family resale homes	average $639,362	average $210	average 87 days

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1. Summary

Resale homes · 28 sales · November 9, 2025 – November 8, 2026

This study looks at the **28 resale homes** sold in Wood Glen in the **365 days** to November 8, 2026. A full year is used because only 15 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.

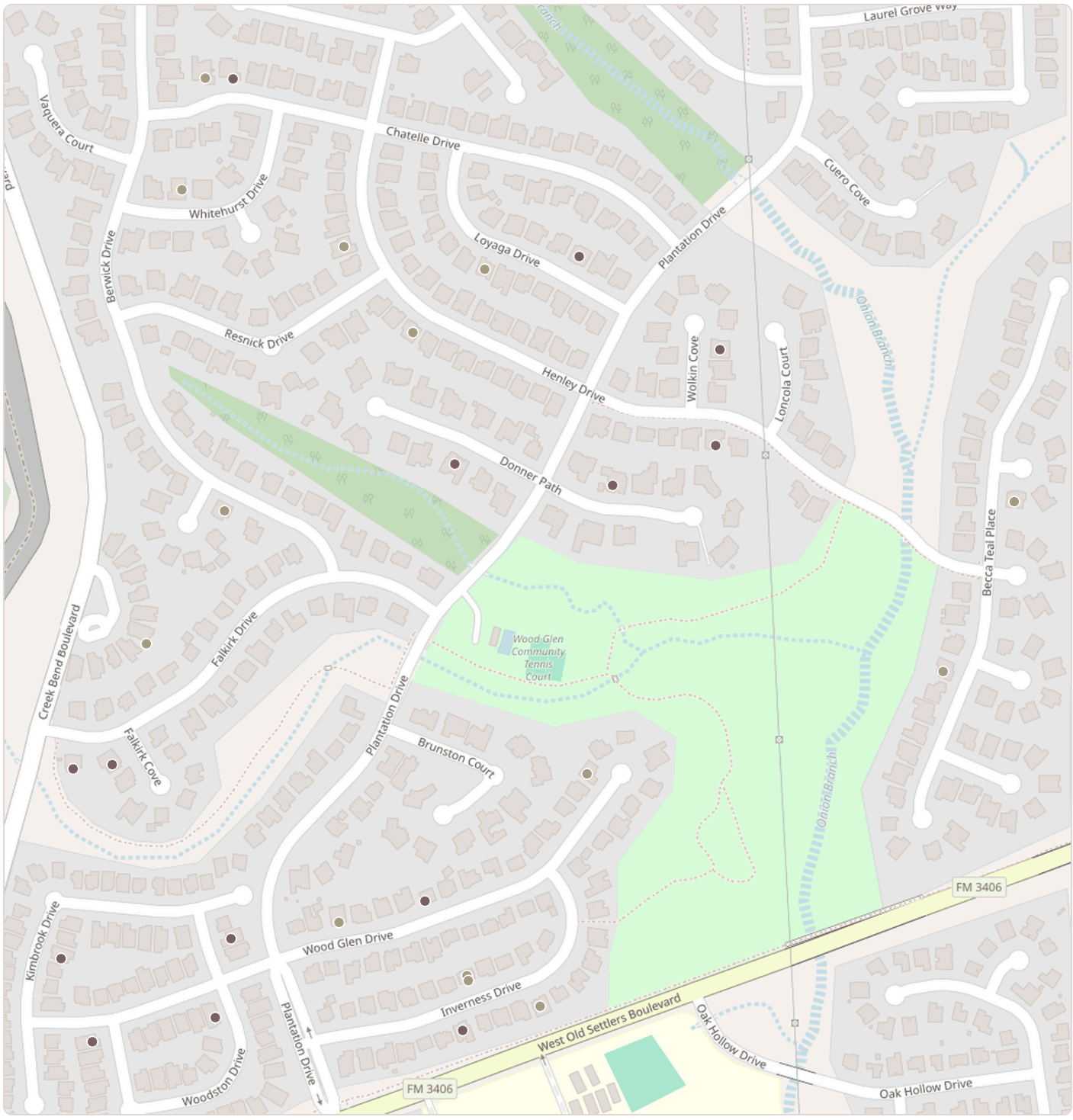
Each comparison has its own section (3–6) with everything about it in one place: the key differences, a table of every measure at a glance, the charts and the numbers.

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2. Where the resale homes sold

28 resale homes · colored by price range

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



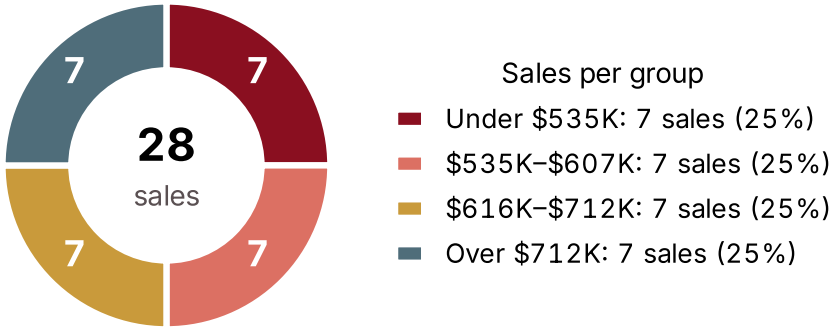
● Under $535K · 7 sales ● $535K–$607K · 7 sales ● $616K–$712K · 7 sales ● Over $712K · 7 sales

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3. Quartiles by net sale price

Resale homes · 28 sales · November 9, 2025 – November 8, 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 $712K are about 1,420 SF (60%) larger than homes under $535K.

3.1 Key differences

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

Under $535K $535K–$607K $616K–$712K Over $712K

Higher-priced homes Over $712K

- Are much larger.

Lower-priced homes Under $535K

- Are much smaller.

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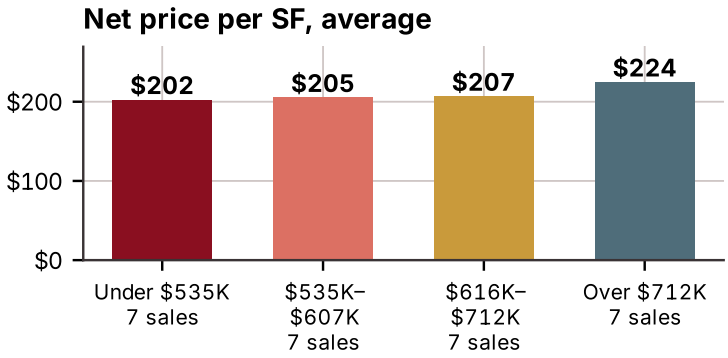
3.2 At a glance

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 $535K	$535K–$607K	$616K–$712K	Over $712K	Real difference?
Net price per SF	$202 per SF	$205 per SF	$207 per SF	$224 per SF	unclear
Living area	2,348 SF **Smallest**	2,947 SF	3,202 SF	3,767 SF **Largest**	✓ large
Year built	1999	1997	1999	2000	unclear
Days on market	62 days	40 days	41 days	20 days	unclear
Discount from original list	5.1%	7.1%	5.7%	2.7%	unclear
Price cut before sale	29%	57%	29%	29%	unclear
Seller paid closing costs or repairs	57%	71%	86%	71%	unclear
Has a view	14%	43%	14%	43%	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

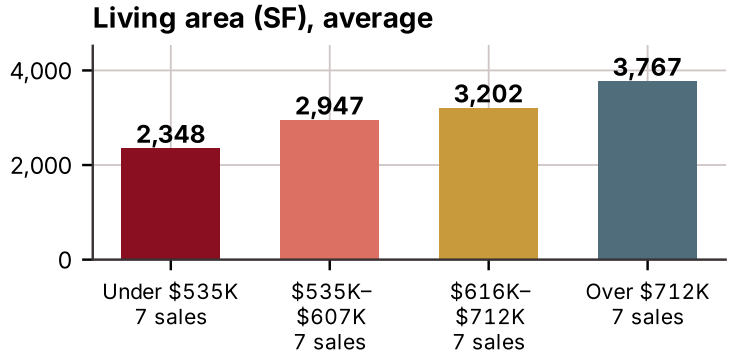


The average is **$224 per SF** for homes over $712K and **$202 per SF** for homes under $535K. It rises step by step from the lowest range to the highest. Defined in 8.1.2.

– No clear difference · could be chance

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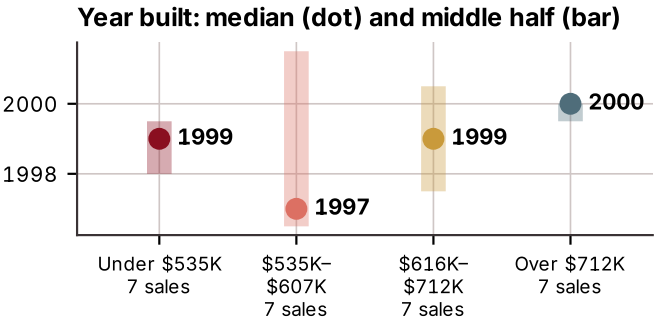
3.4 Homes over $712K are about 1,420 SF (60%) larger than homes under $535K



The average is **3,767 SF** for homes over $712K and **2,348 SF** for homes under $535K. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

✓ **Real difference** · large

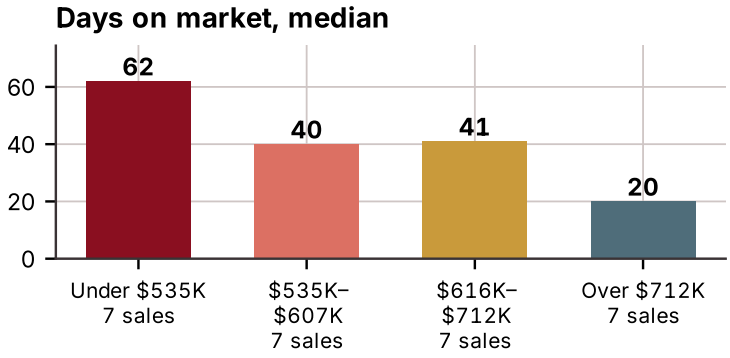
3.5 Year built: no clear difference



The median is **2000** for homes over $712K and **1999** for homes under $535K. It does not move in a straight line; homes over $712K are highest. Defined in 8.1.4.

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

3.6 Days on market: no clear difference

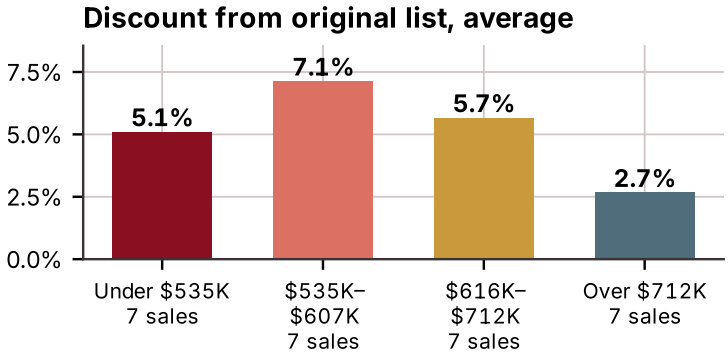


The median is **20 days** for homes over $712K and **62 days** for homes under $535K. It does not move in a straight line; homes under $535K are highest. Defined in 8.1.5.

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

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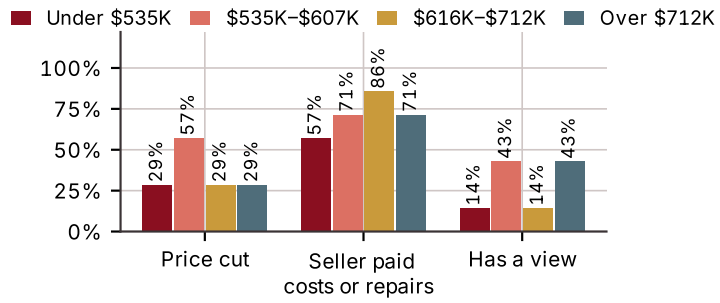
3.7 Discount from original list: no clear difference



The average is **2.7%** for homes over $712K and **5.1%** for homes under $535K. It does not move in a straight line; homes $535K–$607K 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.

- 29% of homes over $712K had a price cut before sale, against 29% of homes under $535K. Defined in 8.1.7.
- 71% of homes over $712K had the seller pay closing costs or repairs, against 57% of homes under $535K. Defined in 8.1.8.
- 43% of homes over $712K have a view, against 14% of homes under $535K. 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 $535K 7 sales	$535K–$607K 7 sales	$616K–$712K 7 sales	Over $712K 7 sales	All 28 sales	Real difference?
Net sale price average	$463,994	$588,857	$659,402	$845,194	$639,362	by design
Net price per SF average	$202	$205	$207	$224	$210	unclear
Living area average	2,348	2,947	3,202	3,767	3,066	✓ large
Year built median	1999	1997	1999	2000	1999	unclear

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3.10 The numbers: selling

	Under $535K 7 sales	$535K–$607K 7 sales	$616K–$712K 7 sales	Over $712K 7 sales	All 28 sales	Real difference?
Days on market median	62	40	41	20	40	unclear
Discount from original list average	5.1%	7.1%	5.7%	2.7%	5.1%	unclear
Price cut before sale	29%	57%	29%	29%	36%	unclear
Seller paid closing costs or repairs	57%	71%	86%	71%	71%	unclear
Has a view	14%	43%	14%	43%	29%	unclear

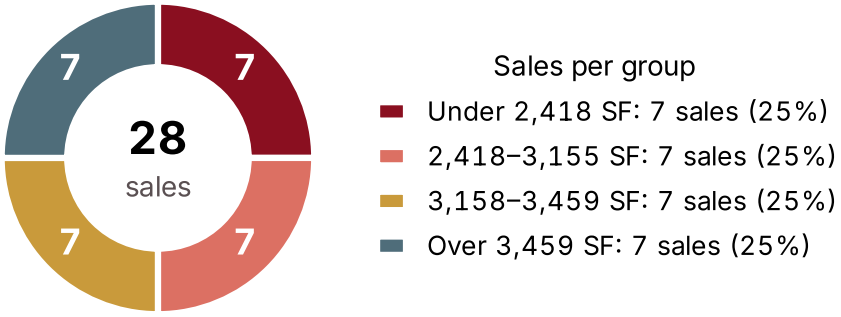
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.1.

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4. Quartiles by living area

Resale homes · 28 sales · November 9, 2025 – November 8, 2026

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



Bottom line

- Homes over 3,459 SF sell for about $309K (63%) more than homes under 2,418 SF.

4.1 Key differences

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

Under 2,418 SF · 2,418–3,155 SF · 3,158–3,459 SF · Over 3,459 SF

Larger homes Over 3,459 SF

- Sell for much more.

Smaller homes Under 2,418 SF

- Sell for much less.

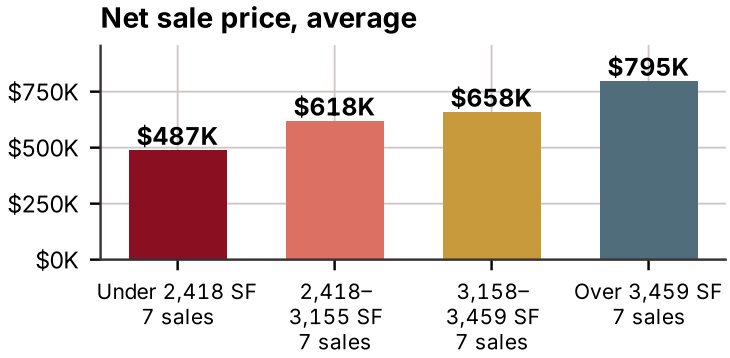
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4.2 At a glance

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 2,418 SF	2,418–3,155 SF	3,158–3,459 SF	Over 3,459 SF	Real difference?
Net sale price	$487K Lowest	$618K	$658K	$795K Highest	✓ large
Net price per SF	$224 per SF	$210 per SF	$198 per SF	$206 per SF	unclear
Year built	1999	1999	1999	2000	unclear
Days on market	43 days	16 days	128 days	20 days	unclear
Discount from original list	3.1%	3.3%	7.5%	6.6%	unclear
Price cut before sale	29%	14%	71%	29%	unclear
Seller paid closing costs or repairs	57%	86%	71%	71%	unclear
Has a view	14%	14%	29%	57%	unclear

4.3 Homes over 3,459 SF sell for about $309K (63%) more than homes under 2,418 SF



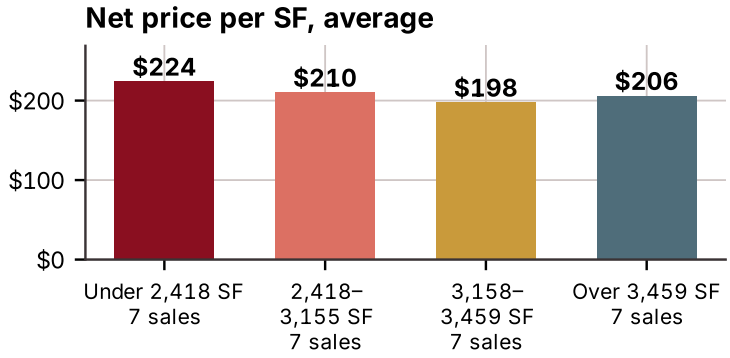
The average is **$795K** for homes over 3,459 SF and **$487K** for homes under 2,418 SF. It rises step by step from the lowest range to the highest.

Defined in 8.1.1.

✓ **Real difference** · large

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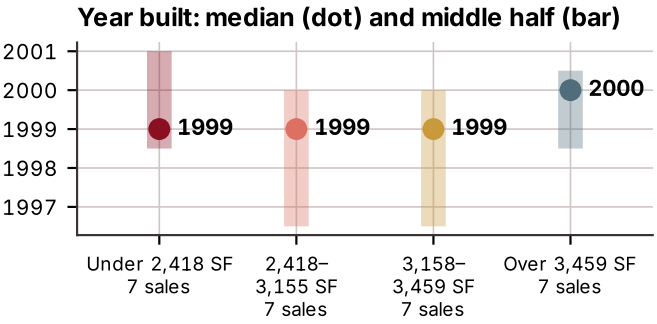
4.4 Net price per SF: no clear difference



The average is **$206 per SF** for homes over 3,459 SF and **$224 per SF** for homes under 2,418 SF. It does not move in a straight line; homes under 2,418 SF are highest.
Defined in 8.1.2.

– No clear difference · could be chance

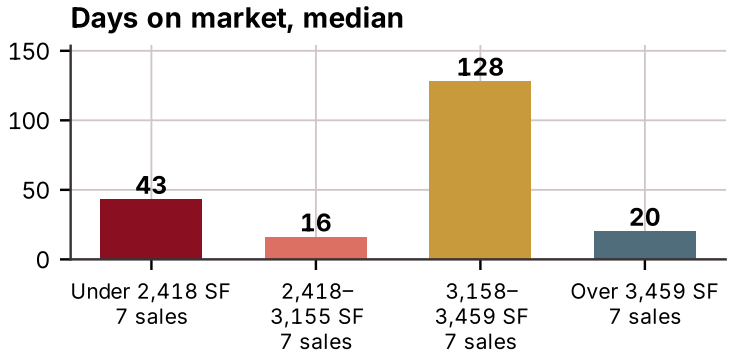
4.5 Year built: no clear difference



The median is **2000** for homes over 3,459 SF and **1999** for homes under 2,418 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

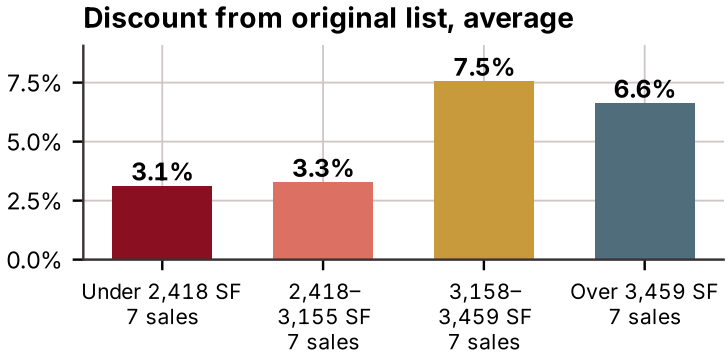


The median is **20 days** for homes over 3,459 SF and **43 days** for homes under 2,418 SF. It does not move in a straight line; homes 3,158–3,459 SF are highest. Defined in 8.1.5.

– No clear difference · could be chance

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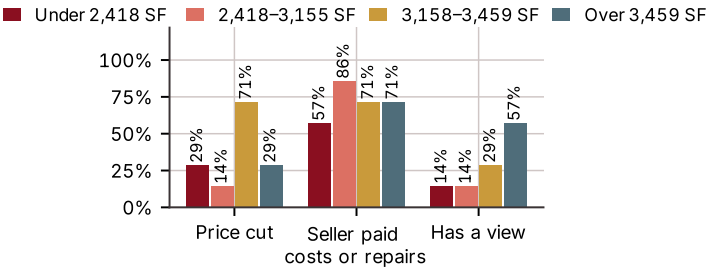
4.7 Discount from original list: no clear difference



The average is **6.6%** for homes over 3,459 SF and **3.1%** for homes under 2,418 SF. It does not move in a straight line; homes 3,158–3,459 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.

- 29% of homes over 3,459 SF had a price cut before sale, against 29% of homes under 2,418 SF. Defined in 8.1.7.
- 71% of homes over 3,459 SF had the seller pay closing costs or repairs, against 57% of homes under 2,418 SF. Defined in 8.1.8.
- 57% of homes over 3,459 SF have a view, against 14% of homes under 2,418 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 2,418 SF 7 sales	2,418–3,155 SF 7 sales	3,158–3,459 SF 7 sales	Over 3,459 SF 7 sales	All 28 sales	Real difference?
Net sale price average	$486,629	$617,806	$657,619	$795,394	$639,362	✓ large
Net price per SF average	$224	$210	$198	$206	$210	unclear
Living area average	2,168	2,936	3,321	3,839	3,066	by design
Year built median	1999	1999	1999	2000	1999	unclear

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4.10 The numbers: selling

	Under 2,418 SF 7 sales	2,418–3,155 SF 7 sales	3,158–3,459 SF 7 sales	Over 3,459 SF 7 sales	All 28 sales	Real difference?
Days on market median	43	16	128	20	40	unclear
Discount from original list average	3.1%	3.3%	7.5%	6.6%	5.1%	unclear
Price cut before sale	29%	14%	71%	29%	36%	unclear
Seller paid closing costs or repairs	57%	86%	71%	71%	71%	unclear
Has a view	14%	14%	29%	57%	29%	unclear

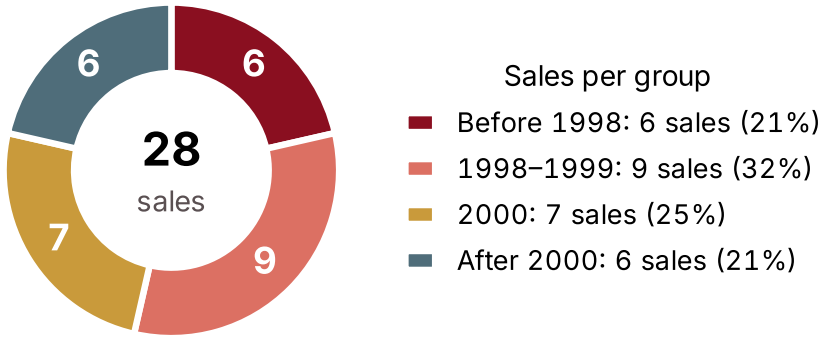
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.2.

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5. Quartiles by year built

Resale homes · 28 sales · November 9, 2025 – November 8, 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.

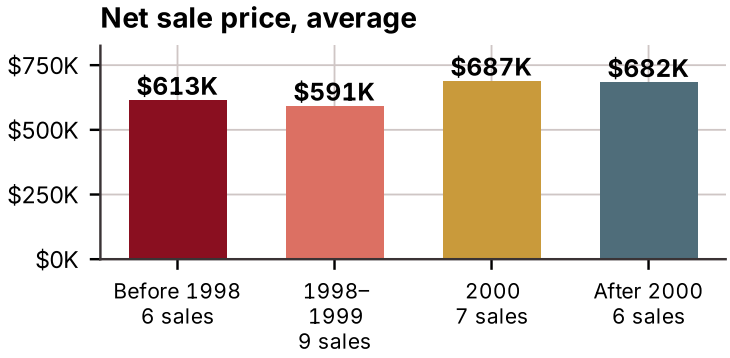
5.2 At a glance

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 1998	1998–1999	2000	After 2000	Real difference?
Net sale price	$613K	$591K	$687K	$682K	unclear
Net price per SF	$195 per SF	$207 per SF	$217 per SF	$219 per SF	unclear
Living area	3,142 SF	2,859 SF	3,157 SF	3,194 SF	unclear
Days on market	40 days	20 days	114 days	28 days	unclear
Discount from original list	5.3%	6.4%	2.5%	6.1%	unclear
Price cut before sale	33%	33%	29%	50%	unclear
Seller paid closing costs or repairs	67%	56%	71%	100%	unclear
Has a view	17%	22%	29%	50%	unclear

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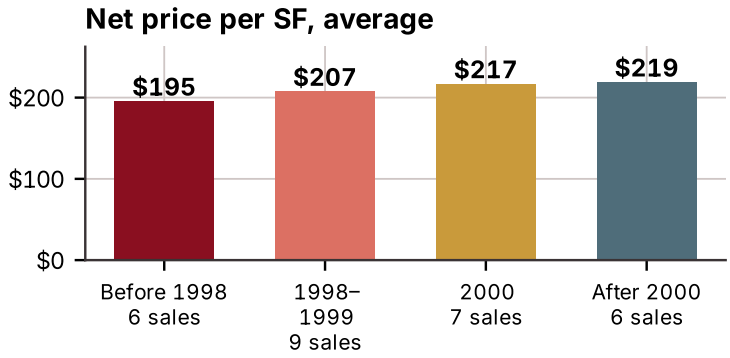
5.3 Net sale price: no clear difference



The average is **$682K** for homes built after 2000 and **$613K** for homes built before 1998. It does not move in a straight line; homes built 2000 are highest. Defined in 8.1.1.

– No clear difference · could be chance

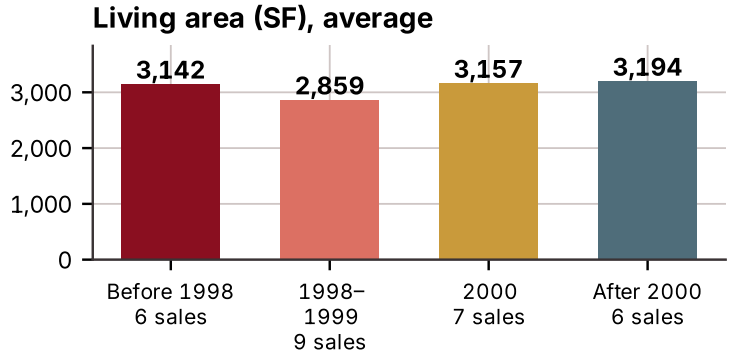
5.4 Net price per SF: no clear difference



The average is **$219 per SF** for homes built after 2000 and **$195 per SF** for homes built before 1998. It rises step by step from the lowest range to the highest. Defined in 8.1.2.

– No clear difference · could be chance

5.5 Living area: no clear difference

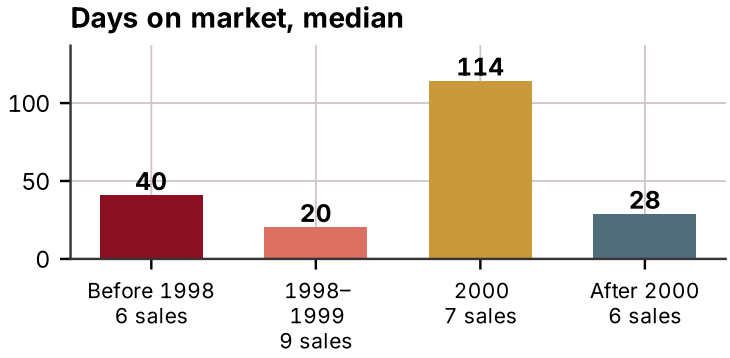


The average is **3,194 SF** for homes built after 2000 and **3,142 SF** for homes built before 1998. It does not move in a straight line; homes built after 2000 are highest. Defined in 8.1.3.

– No clear difference · could be chance

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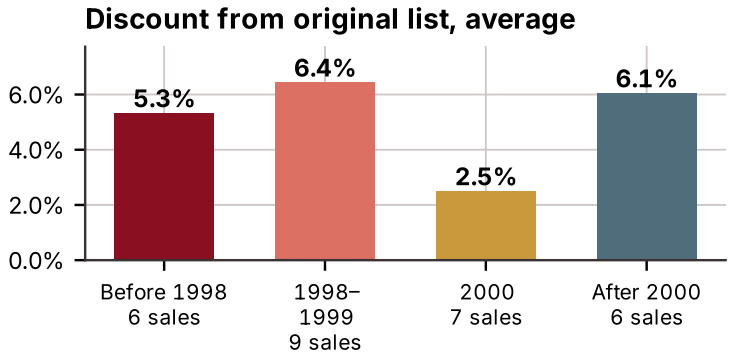
5.6 Days on market: no clear difference



The median is **28 days** for homes built after 2000 and **40 days** for homes built before 1998. It does not move in a straight line; homes built 2000 are highest. Defined in 8.1.5.

– No clear difference · could be chance

5.7 Discount from original list: no clear difference

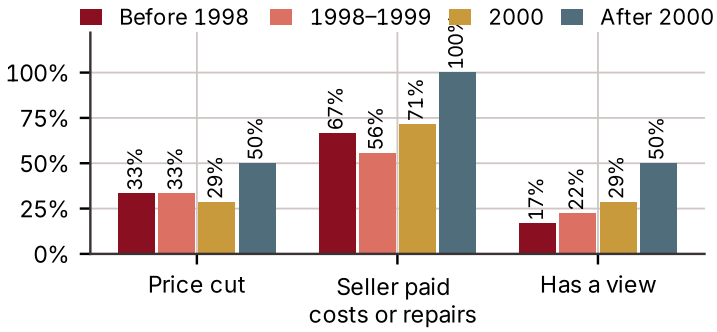


The average is **6.1%** for homes built after 2000 and **5.3%** for homes built before 1998. It does not move in a straight line; homes built 1998–1999 are highest. Defined in 8.1.6.

– 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.

- 50% of homes built after 2000 had a price cut before sale, against 33% of homes built before 1998. Defined in 8.1.7.
- 100% of homes built after 2000 had the seller pay closing costs or repairs, against 67% of homes built before 1998. Defined in 8.1.8.
- 50% of homes built after 2000 have a view, against 17% of homes built before 1998. 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 1998 6 sales	1998–1999 9 sales	2000 7 sales	After 2000 6 sales	All 28 sales	Real difference?
Net sale price average	$613,260	$590,939	$687,445	$682,000	$639,362	unclear
Net price per SF average	$195	$207	$217	$219	$210	unclear
Living area average	3,142	2,859	3,157	3,194	3,066	unclear
Year built median	1996	1999	2000	2002	1999	by design

5.10 The numbers: selling

	Before 1998 6 sales	1998–1999 9 sales	2000 7 sales	After 2000 6 sales	All 28 sales	Real difference?
Days on market median	40	20	114	28	40	unclear
Discount from original list average	5.3%	6.4%	2.5%	6.1%	5.1%	unclear
Price cut before sale	33%	33%	29%	50%	36%	unclear
Seller paid closing costs or repairs	67%	56%	71%	100%	71%	unclear
Has a view	17%	22%	29%	50%	29%	unclear

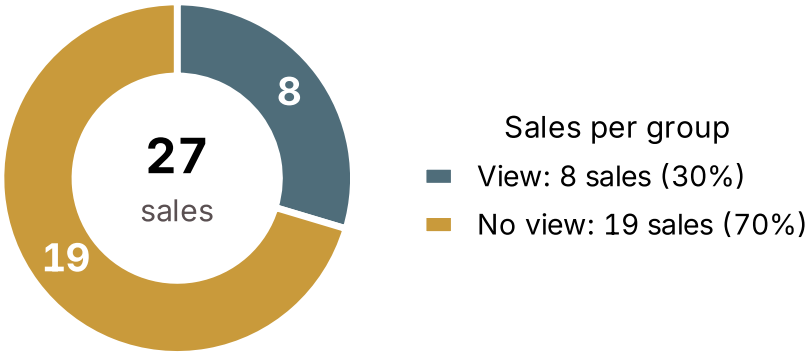
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.3.

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6. View and no view

Resale homes · 28 sales · November 9, 2025 – November 8, 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.

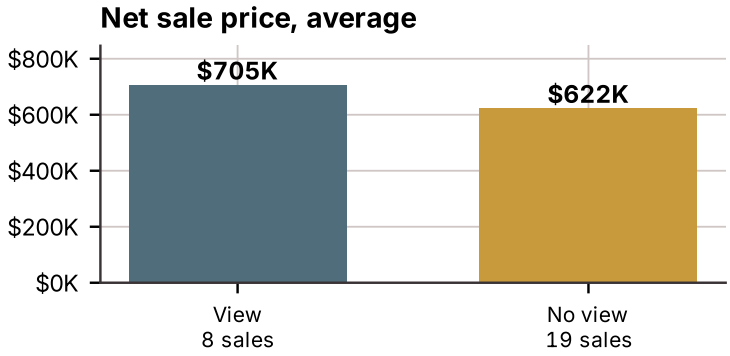
6.2 At a glance

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	$705K	$622K	unclear
Net price per SF	$209 per SF	$211 per SF	unclear
Living area	3,404 SF	2,964 SF	unclear
Year built	2000	1999	unclear
Days on market	68 days	20 days	unclear
Discount from original list	6.9%	4.6%	unclear
Price cut before sale	62%	26%	unclear
Seller paid closing costs or repairs	75%	74%	unclear

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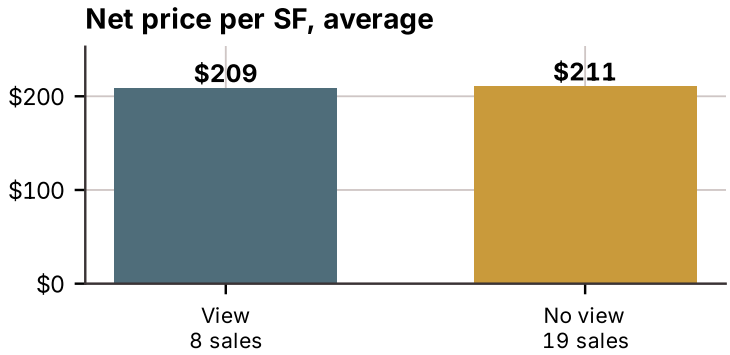
6.3 Net sale price: no clear difference



The average is **$705K** for homes with a view and **$622K** for homes without a view. Defined in 8.1.1.

– No clear difference · could be chance

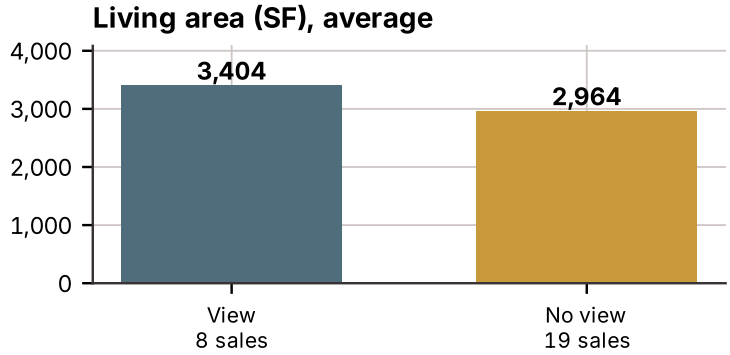
6.4 Net price per SF: no clear difference



The average is **$209 per SF** for homes with a view and **$211 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

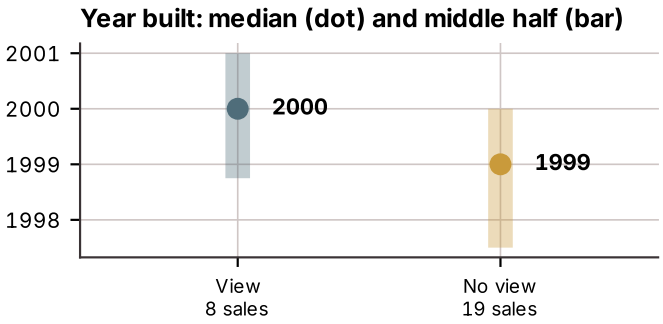


The average is **3,404 SF** for homes with a view and **2,964 SF** for homes without a view. Defined in 8.1.3.

– No clear difference · could be chance

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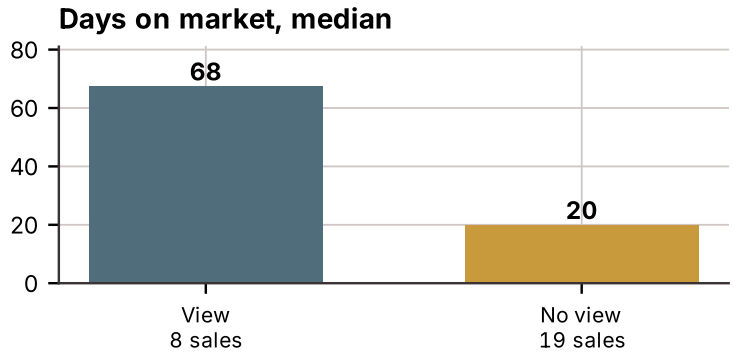
6.6 Year built: no clear difference



The median is **2000** for homes with a view and **1999** for homes without a view. Defined in 8.1.4.

– No clear difference · could be chance

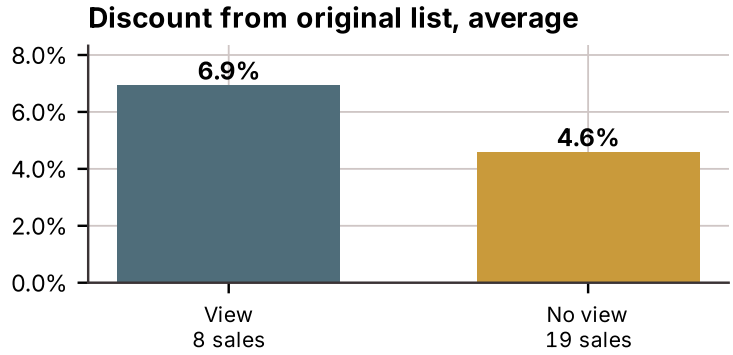
6.7 Days on market: no clear difference



The median is **68 days** for homes with a view and **20 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

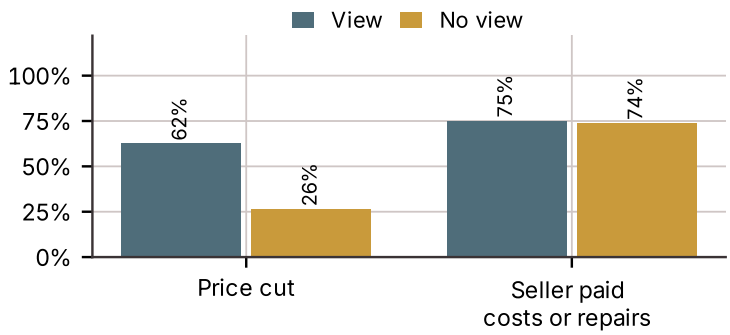


The average is **6.9%** for homes with a view and **4.6%** for homes without a view. Defined in 8.1.6.

– 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.

- 62% of homes with a view had a price cut before sale, against 26% of homes without a view. Defined in 8.1.7.
- 75% of homes with a view had the seller pay closing costs or repairs, against 74% 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 8 sales	No view 19 sales	All 27 sales	Real difference?
Net sale price average	$705,283	$621,814	$646,546	unclear
Net price per SF average	$209	$211	$210	unclear
Living area average	3,404	2,964	3,094	unclear
Year built median	2000	1999	1999	unclear

6.11 The numbers: selling

	View 8 sales	No view 19 sales	All 27 sales	Real difference?
Days on market median	68	20	40	unclear
Discount from original list average	6.9%	4.6%	5.3%	unclear
Price cut before sale	62%	26%	37%	unclear
Seller paid closing costs or repairs	75%	74%	74%	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 9, 2025 – November 8, 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 Wood Glen.

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 28 resale sales. Average $639,362; median $611,625; standard deviation $150,486; middle half (25th–75th percentile) $534,932–$714,875; lowest $404,000, highest $980,700. 20 sales had a seller payment; their median payment was $7,650.

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 28 resale sales. Average $210; median $213; standard deviation $25; middle half (25th–75th percentile) $194–$225; lowest $152, highest $262.

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 28 resale sales. Average 3,066; median 3,156; standard deviation 658; middle half (25th–75th percentile) 2,415–3,473; lowest 1,889, highest 4,332.

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 28 resale sales. Average 1999; median 1999; standard deviation 2; middle half (25th–75th percentile) 1998–2000; lowest 1996, highest 2005.

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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	28 resale sales. Average 87; median 40; standard deviation 109; middle half (25th–75th percentile) 14–127; lowest 1, highest 430. 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	28 resale sales. Average 5.1%; median 3.6%; standard deviation 6.3%; middle half (25th–75th percentile) 0.3%–6.7%; lowest −1.1%, highest 23.6%. 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	10 of 28 resale sales (35.7%).

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: ACTRIS_BuyersCIsgCostPdbySell + ACTRIS_RepairsAmount > 0. Reported as the share of sales (%).
The data	20 of 28 resale sales (71.4%).

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	8 sales with a view, 19 without, 1 unclassified. Most common View entries: None 14, Neighborhood 5, Trees/Woods 4, Park/Greenbelt 3, Pool 2, 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 ABOR MLS via secure APIs, read from ALEX's copy of the MLS (refreshed every 15 minutes; this pull as of 2026-11-09 11:00 UTC), every field. Filter: StandardStatus = Closed, PropertyType = Residential, City = Round Rock, SubdivisionName contains any of “wood glen”, “woodglen” (case-insensitive). A record is kept when its subdivision name belongs to the Wood Glen family, the same rule comparable sales use.

The data Pulled November 9, 2026: 28 closed Wood Glen records over the prior year, in ZIP 78681. 15 subdivision spellings kept, the most common: Wood Glen Sec 01 Ph 01-A Amd (6); Wood Glen (5); Wood Glen Sec 04 Ph 02 (3); Wood Glen Sec 05 Ph 02 (2); Wood Glen Sec 06 (2); Wood Glen Sec 08 (1); WOOD GLEN SEC 1 PH 2 (1); Wood Glen Sec 3 (1); Wood Glen Sec I Ph 02 (1); Wood Glen Sec 03 (1); Wood Glen Sec 01 Ph 02 (1); Wood Glen Sec I Ph I-B (1); and 3 more (3 records). No other names were found by the search.

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 15 resale sales here (under 80), so the full year is used.

Statistically CloseDate from November 9, 2025 to November 8, 2026 inclusive.

The data 28 single-family sales in the window: 28 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 28 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 $535K”.

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 $535K: $404,000–$534,730 (7 sales); $535K–$607K: $535,000–$607,000 (7 sales); $616K–$712K: $616,250–$712,500 (7 sales); Over $712K: $722,000–$980,700 (7 sales)
Quartiles by living area: Under 2,418 SF: 1,889–2,407 SF (7 sales); 2,418–3,155 SF: 2,418–3,155 SF (7 sales); 3,158–3,459 SF: 3,158–3,459 SF (7 sales); Over 3,459 SF: 3,516–4,332 SF (7 sales)
Quartiles by year built: Before 1998: 1996–1997 (6 sales); 1998–1999: 1998–1999 (9 sales); 2000: 2000–2000 (7 sales); After 2000: 2001–2005 (6 sales)
View and no view: View: MLS lists a view (8 sales); No view: None or Neighborhood (19 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 $639,362, median $611,625. Days on market: average 87, median 40: 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 2 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 = 3.99	3	0.2628	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.148$	large
Living area	Kruskal–Wallis	H = 15.14	3	0.0017	p < 0.0063	**Yes**	$\varepsilon^2 = 0.561$	large
Year built	Kruskal–Wallis	H = 1.55	3	0.6719	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.057$	small
Days on market	Kruskal–Wallis	H = 0.25	3	0.9695	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.009$	negligible
Discount from original list	Kruskal–Wallis	H = 1.06	3	0.7870	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.039$	small
Price cut before sale	Chi-square	$\chi^2 = 1.87$	3	0.6005	p < 0.0063	**Unclear**	Cramér's V = 0.258	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 1.40$	3	0.7055	p < 0.0063	**Unclear**	Cramér's V = 0.224	small
Has a view	Chi-square	$\chi^2 = 2.80$	3	0.4235	p < 0.0063	**Unclear**	Cramér's V = 0.316	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 = 13.85	3	0.0031	p < 0.0063	**Yes**	$\varepsilon^2 = 0.513$	large
Net price per SF	Kruskal–Wallis	H = 4.36	3	0.2248	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.162$	large
Year built	Kruskal–Wallis	H = 2.23	3	0.5264	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.083$	medium
Days on market	Kruskal–Wallis	H = 5.76	3	0.1242	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.213$	large
Discount from original list	Kruskal–Wallis	H = 2.45	3	0.4839	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.091$	medium
Price cut before sale	Chi-square	$\chi^2 = 5.60$	3	0.1328	p < 0.0063	**Unclear**	Cramér's V = 0.447	medium
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 1.40$	3	0.7055	p < 0.0063	**Unclear**	Cramér's V = 0.224	small
Has a view	Chi-square	$\chi^2 = 4.20$	3	0.2407	p < 0.0063	**Unclear**	Cramér's V = 0.387	medium

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8.3.3 Quartiles by year built

Measure	Test	Statistic	df	p-value	Threshold	Real difference?	Effect size	Size
Net sale price	Kruskal–Wallis	H = 2.47	3	0.4814	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.091$	medium
Net price per SF	Kruskal–Wallis	H = 4.29	3	0.2323	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.159$	large
Living area	Kruskal–Wallis	H = 0.70	3	0.8721	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.026$	small
Days on market	Kruskal–Wallis	H = 0.97	3	0.8079	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.036$	small
Discount from original list	Kruskal–Wallis	H = 1.19	3	0.7564	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.044$	small
Price cut before sale	Chi-square	$\chi^2 = 0.73$	3	0.8671	p < 0.0063	**Unclear**	Cramér's V = 0.161	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 3.58$	3	0.3108	p < 0.0063	**Unclear**	Cramér's V = 0.357	medium
Has a view	Chi-square	$\chi^2 = 1.94$	3	0.5840	p < 0.0063	**Unclear**	Cramér's V = 0.264	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 = 91.00	—	0.4493	p < 0.0063	**Unclear**	rank-biserial r = 0.197	small
Net price per SF	Mann–Whitney U	U = 79.00	—	0.8966	p < 0.0063	**Unclear**	rank-biserial r = 0.039	negligible
Living area	Mann–Whitney U	U = 110.00	—	0.0749	p < 0.0063	**Unclear**	rank-biserial r = 0.447	medium
Year built	Mann–Whitney U	U = 98.50	—	0.2357	p < 0.0063	**Unclear**	rank-biserial r = 0.296	small
Days on market	Mann–Whitney U	U = 94.50	—	0.3390	p < 0.0063	**Unclear**	rank-biserial r = 0.243	small
Discount from original list	Mann–Whitney U	U = 90.50	—	0.4572	p < 0.0063	**Unclear**	rank-biserial r = 0.191	small
Price cut before sale	Chi-square	$\chi^2 = 3.16$	1	0.0754	p < 0.0063	**Unclear**	Cramér's V = 0.342	medium
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 0.01$	1	0.9432	p < 0.0063	**Unclear**	Cramér's V = 0.014	negligible

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8.4 Data notes

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

8.5 References

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This is a market study of closed sales, not an appraisal or an opinion of value for any home. The analysis covers 28 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 9, 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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