Bastrop

Bastrop County, TX
Resale homes · closed May 26 – Nov 21, 2026
Prepared for Buyers, sellers and agents

Prepared by ALEX Intelligence for 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, 180 DAYS	MEDIAN NET SALE PRICE	MEDIAN NET PRICE PER SF	MEDIAN DAYS ON MARKET
171	**$335,000**	**$191**	**76 days**
single-family resale homes	average $407,061	average $201	average 122 days

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1. Summary

Resale homes · 171 sales · May 26, 2026 – November 21, 2026

This study looks at the **171 resale homes** sold in Bastrop in the **180 days** to November 21, 2026. 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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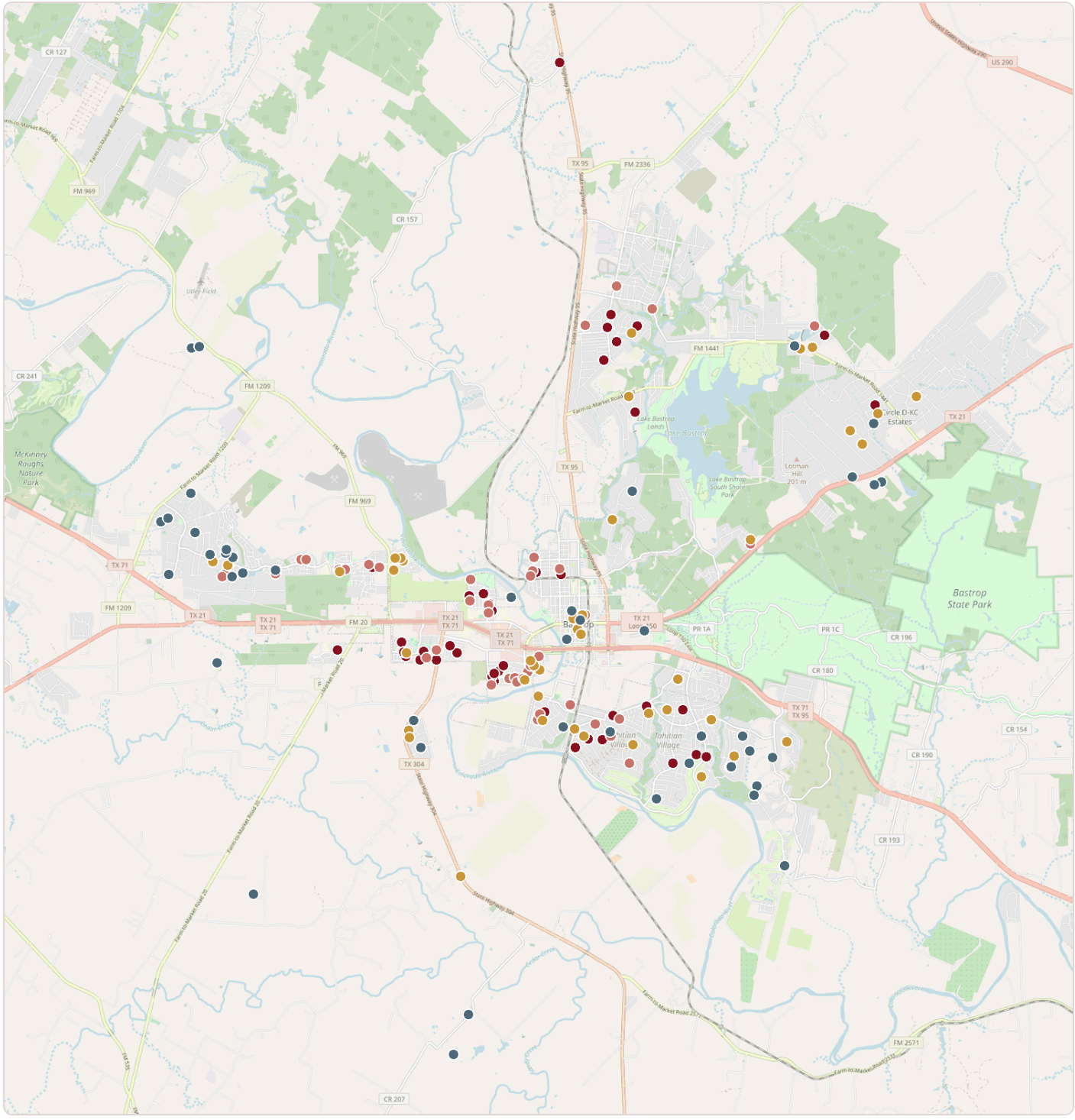
2. Where the resale homes sold

171 resale homes · colored by price range

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



● Under $287K · 43 sales ● $287K–$335K · 43 sales ● $336K–$465K · 42 sales ● Over $465K · 43 sales

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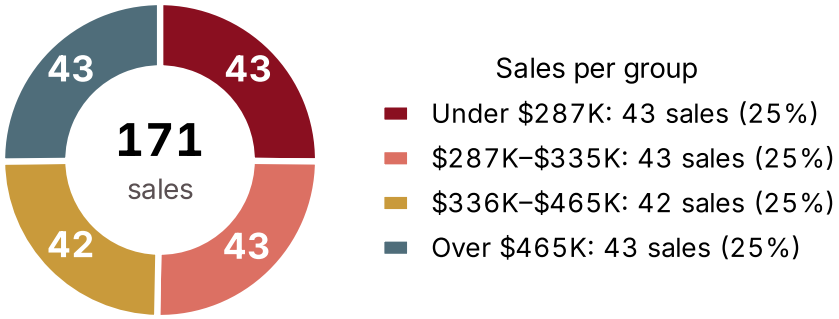
3. Quartiles by net sale price

Resale homes · 171 sales · May 26, 2026 – November 21, 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 $465K are about 1,160 SF (76%) larger than homes under $287K.
- 81% of homes over $465K have a view, against 21% of homes under $287K.
- Homes over $465K sell for about $84 per SF (48%) more than homes under $287K.

3.1 Key differences

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

Under $287K $287K–$335K $336K–$465K Over $465K

Higher-priced homes Over $465K

- Are much larger.
- Are more likely to have a view.
- Sell for more per square foot.

Lower-priced homes Under $287K

- Are much smaller.
- Are less likely to have a view.
- Sell for less per square foot.

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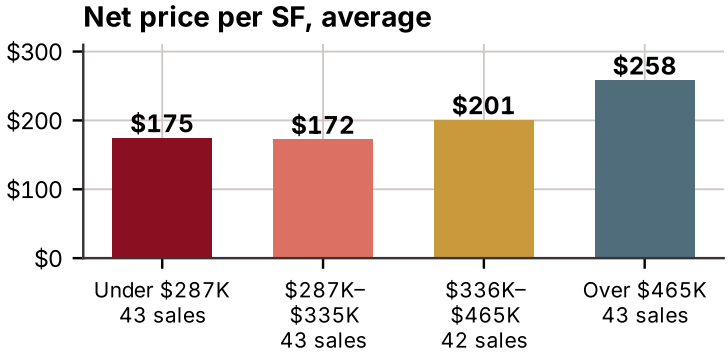
3.2 At a glance

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

	Under $287K	$287K–$335K	$336K–$465K	Over $465K	Real difference?
Net price per SF	$175 per SF	$172 per SF **Lowest**	$201 per SF	$258 per SF **Highest**	✓ large
Living area	1,525 SF **Smallest**	1,891 SF	2,030 SF	2,686 SF **Largest**	✓ large
Year built	2005	2016	2012	2012	unclear
Days on market	79 days	73 days	79 days	75 days	unclear
Discount from original list	10.7%	7.8%	7.7%	8.7%	unclear
Price cut before sale	81%	47%	62%	63%	unclear
Seller paid closing costs or repairs	67%	56%	64%	51%	unclear
Has a view	21% **Fewest**	37%	45%	81% **Most**	✓ medium

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

3.3 Homes over $465K sell for about $84 per SF (48%) more than homes under $287K



The average is **$258 per SF** for homes over $465K and **$175 per SF** for homes under $287K. It does not move in a straight line; homes over $465K are highest. Defined in 8.1.2.

✓ **Real difference** · large

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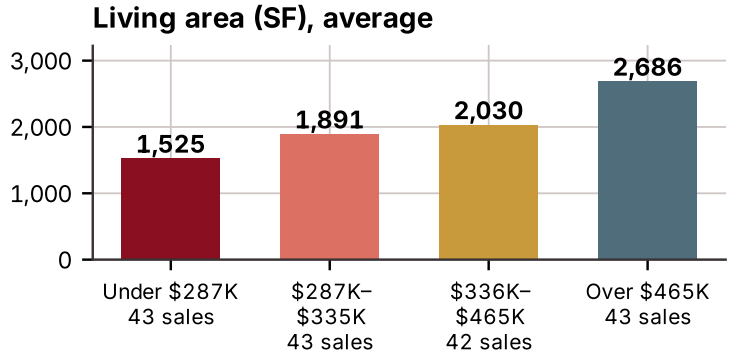
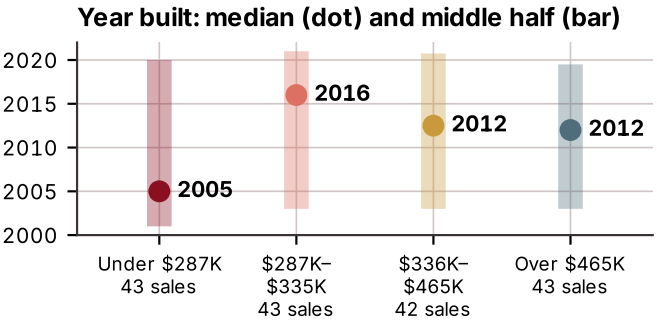
3.4 Homes over $465K are about 1,160 SF (76%) larger than homes under $287K



The average is **2,686 SF** for homes over $465K and **1,525 SF** for homes under $287K. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

✓ **Real difference** · large

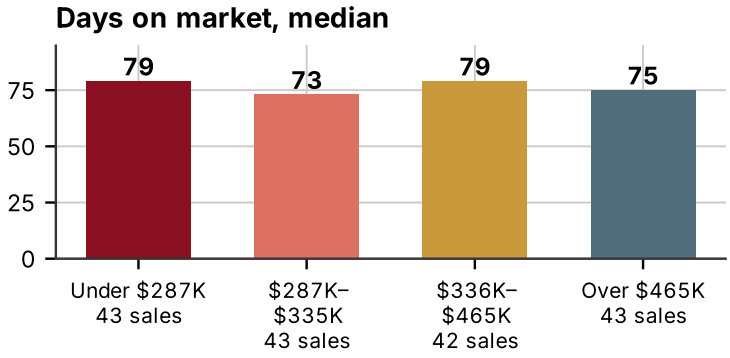
3.5 Year built: no clear difference



The median is **2012** for homes over $465K and **2005** for homes under $287K. It does not move in a straight line; homes $287K–$335K are highest. Defined in 8.1.4.

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

3.6 Days on market: no clear difference



The median is **75 days** for homes over $465K and **79 days** for homes under $287K. It does not move in a straight line; homes under $287K are highest. Defined in 8.1.5.

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

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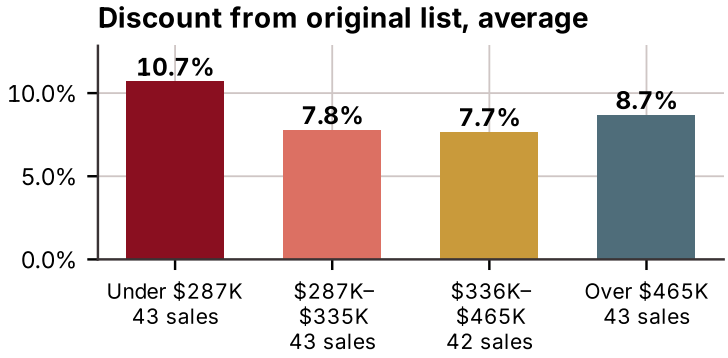
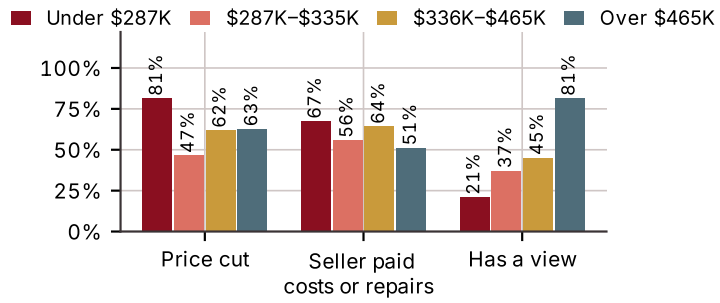
3.7 Discount from original list: no clear difference



The average is **8.7%** for homes over $465K and **10.7%** for homes under $287K. It does not move in a straight line; homes under $287K 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.

- 63% of homes over $465K had a price cut before sale, against 81% of homes under $287K. Defined in 8.1.7.
- 51% of homes over $465K had the seller pay closing costs or repairs, against 67% of homes under $287K. Defined in 8.1.8.
- 81% of homes over $465K have a view, against 21% of homes under $287K. Defined in 8.1.9.

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

3.9 The numbers: price and size

	Under $287K 43 sales	$287K– $335K 43 sales	$336K– $465K 42 sales	Over $465K 43 sales	All 171 sales	Real difference?
Net sale price average	$256,756	$311,547	$390,741	$668,821	$407,061	by design
Net price per SF average	$175	$172	$201	$258	$201	✓ large
Living area average	1,525	1,891	2,030	2,686	2,033	✓ large
Year built median	2005	2016	2012	2012	2012	unclear

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3.10 The numbers: selling

	Under $287K 43 sales	$287K–$335K 43 sales	$336K–$465K 42 sales	Over $465K 43 sales	All 171 sales	Real difference?
Days on market median	79	73	79	75	76	unclear
Discount from original list average	10.7%	7.8%	7.7%	8.7%	8.7%	unclear
Price cut before sale	81%	47%	62%	63%	63%	unclear
Seller paid closing costs or repairs	67%	56%	64%	51%	60%	unclear
Has a view	21%	37%	45%	81%	46%	✓ medium

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

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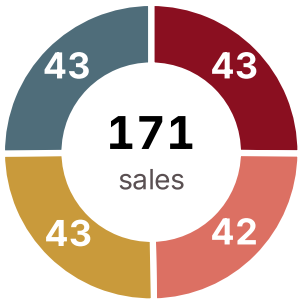
4. Quartiles by living area

Resale homes · 171 sales · May 26, 2026 – November 21, 2026

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



Sales per group

- Under 1,527 SF: 43 sales (25%)
- 1,527–1,945 SF: 42 sales (25%)
- 1,950–2,417 SF: 43 sales (25%)
- Over 2,417 SF: 43 sales (25%)

Bottom line

- Homes over 2,417 SF sell for about $276K (94%) more than homes under 1,527 SF.

4.1 Key differences

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

Under 1,527 SF · 1,527–1,945 SF · 1,950–2,417 SF · Over 2,417 SF

Larger homes Over 2,417 SF

- Sell for much more.

Smaller homes Under 1,527 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 1,527 SF	1,527–1,945 SF	1,950–2,417 SF	Over 2,417 SF	Real difference?
Net sale price	$293K Lowest	$335K	$430K	$569K Highest	✓ large
Net price per SF	$216 per SF	$196 per SF	$199 per SF	$194 per SF	unclear
Year built	2011	2013	2018	2011	unclear
Days on market	66 days	78 days	76 days	97 days	unclear
Discount from original list	8.8%	9.5%	8.1%	8.4%	unclear
Price cut before sale	72%	62%	56%	63%	unclear
Seller paid closing costs or repairs	72%	55%	51%	60%	unclear
Has a view	35%	36%	53%	60%	unclear

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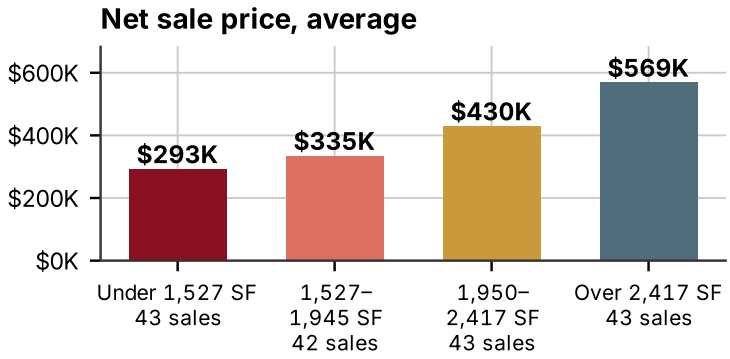
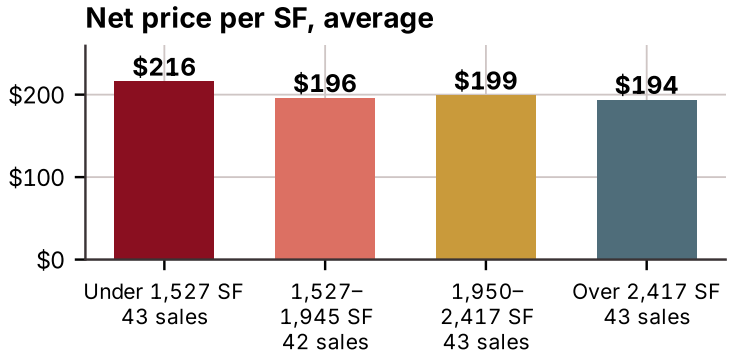
4.3 Homes over 2,417 SF sell for about $276K (94%) more than homes under 1,527 SF



The average is **$569K** for homes over 2,417 SF and **$293K** for homes under 1,527 SF. It rises step by step from the lowest range to the highest. Defined in 8.1.1.

✓ **Real difference** · large

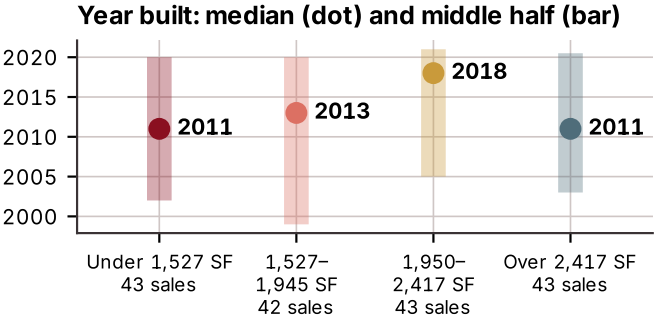
4.4 Net price per SF: no clear difference



The average is **$194 per SF** for homes over 2,417 SF and **$216 per SF** for homes under 1,527 SF. It does not move in a straight line; homes under 1,527 SF are highest. Defined in 8.1.2.

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

4.5 Year built: no clear difference



The median is **2011** for homes over 2,417 SF and **2011** for homes under 1,527 SF. It does not move in a straight line; homes 1,950–2,417 SF are highest. Defined in 8.1.4.

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

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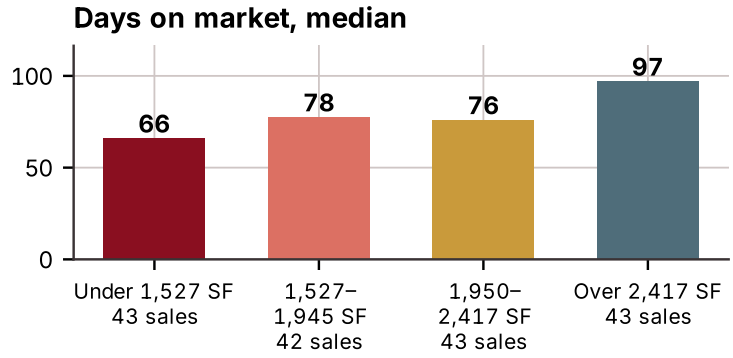
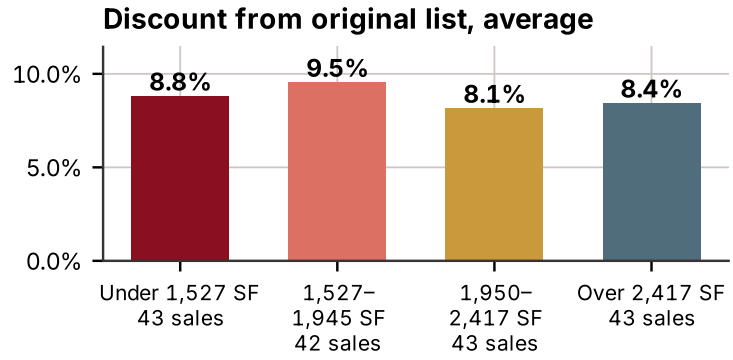
4.6 Days on market: no clear difference



The median is **97 days** for homes over 2,417 SF and **66 days** for homes under 1,527 SF. It does not move in a straight line; homes over 2,417 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 **8.4%** for homes over 2,417 SF and **8.8%** for homes under 1,527 SF. It does not move in a straight line; homes 1,527–1,945 SF are highest. Defined in 8.1.6.

– No clear difference · could be chance

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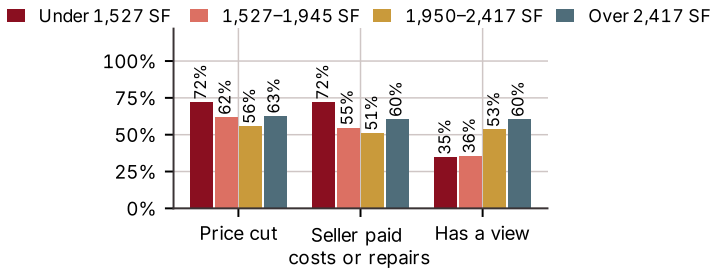
4.8 How often: price cut before sale, seller paid closing costs or repairs, has a view



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

- 63% of homes over 2,417 SF had a price cut before sale, against 72% of homes under 1,527 SF. Defined in 8.1.7.
- 60% of homes over 2,417 SF had the seller pay closing costs or repairs, against 72% of homes under 1,527 SF. Defined in 8.1.8.
- 60% of homes over 2,417 SF have a view, against 35% of homes under 1,527 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 1,527 SF 43 sales	1,527–1,945 SF 42 sales	1,950–2,417 SF 43 sales	Over 2,417 SF 43 sales	All 171 sales	Real difference?
Net sale price average	$292,673	$335,183	$429,759	$568,958	$407,061	✓ large
Net price per SF average	$216	$196	$199	$194	$201	unclear
Living area average	1,356	1,711	2,156	2,901	2,033	by design
Year built median	2011	2013	2018	2011	2012	unclear

4.10 The numbers: selling

	Under 1,527 SF 43 sales	1,527–1,945 SF 42 sales	1,950–2,417 SF 43 sales	Over 2,417 SF 43 sales	All 171 sales	Real difference?
Days on market median	66	78	76	97	76	unclear
Discount from original list average	8.8%	9.5%	8.1%	8.4%	8.7%	unclear
Price cut before sale	72%	62%	56%	63%	63%	unclear
Seller paid closing costs or repairs	72%	55%	51%	60%	60%	unclear
Has a view	35%	36%	53%	60%	46%	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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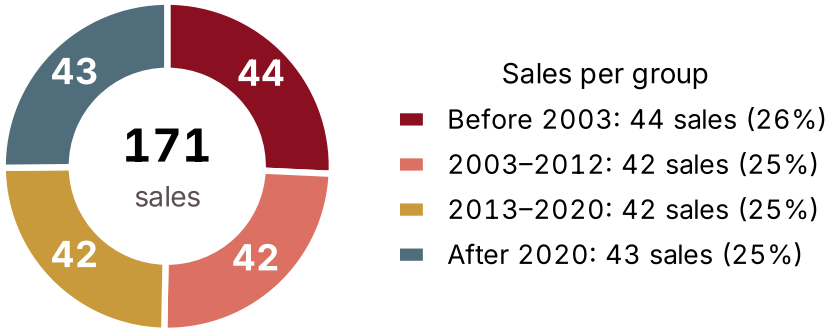
5. Quartiles by year built

Resale homes · 171 sales · May 26, 2026 – November 21, 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 2003	2003–2012	2013–2020	After 2020	Real difference?
Net sale price	$380K	$454K	$425K	$371K	unclear
Net price per SF	$203 per SF	$206 per SF	$220 per SF	$177 per SF	unclear
Living area	1,901 SF	2,209 SF	1,912 SF	2,114 SF	unclear
Days on market	54 days	84 days	74 days	98 days	unclear
Discount from original list	8.0%	9.9%	8.9%	8.2%	unclear
Price cut before sale	57%	74%	48%	74%	unclear
Seller paid closing costs or repairs	66%	57%	60%	56%	unclear
Has a view	41%	52%	55%	37%	unclear

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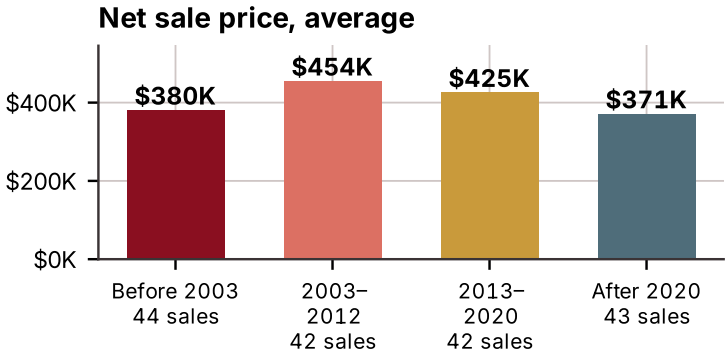
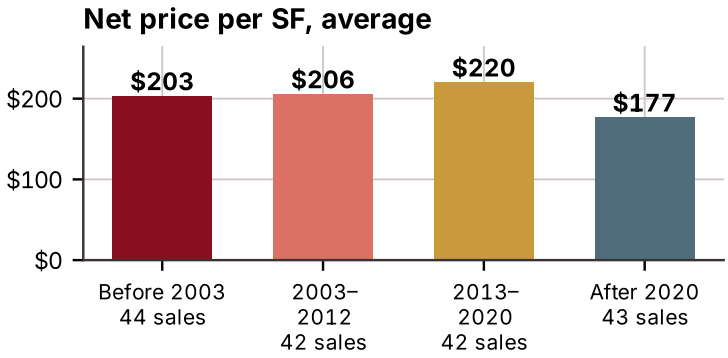
5.3 Net sale price: no clear difference



The average is **$371K** for homes built after 2020 and **$380K** for homes built before 2003. It does not move in a straight line; homes built 2003–2012 are highest. Defined in 8.1.1.

– No clear difference · could be chance

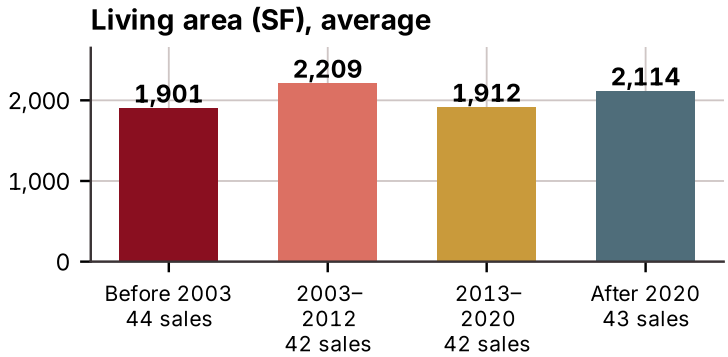
5.4 Net price per SF: no clear difference



The average is **$177 per SF** for homes built after 2020 and **$203 per SF** for homes built before 2003. It does not move in a straight line; homes built 2013–2020 are highest. Defined in 8.1.2.

– No clear difference · could be chance

5.5 Living area: no clear difference



The average is **2,114 SF** for homes built after 2020 and **1,901 SF** for homes built before 2003. It does not move in a straight line; homes built 2003–2012 are highest. Defined in 8.1.3.

– No clear difference · could be chance

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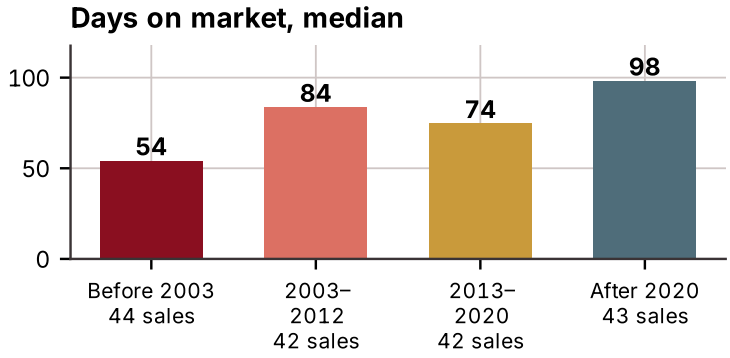
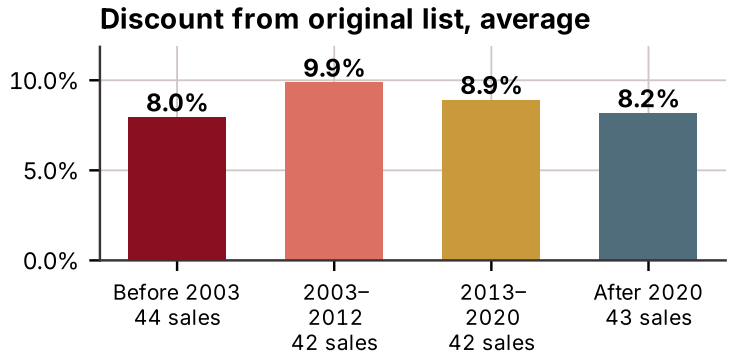
5.6 Days on market: no clear difference



The median is **98 days** for homes built after 2020 and **54 days** for homes built before 2003. It does not move in a straight line; homes built after 2020 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 **8.2%** for homes built after 2020 and **8.0%** for homes built before 2003. It does not move in a straight line; homes built 2003–2012 are highest. Defined in 8.1.6.

– No clear difference · could be chance

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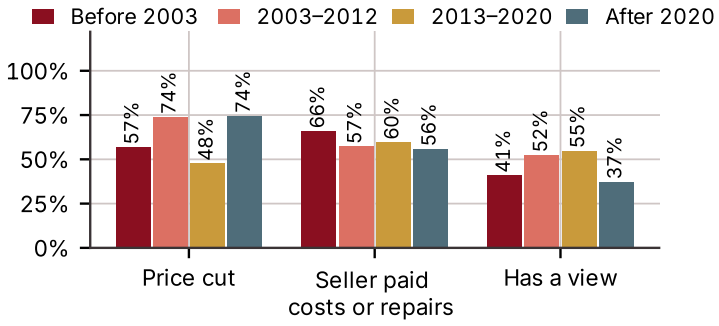
5.8 How often: price cut before sale, seller paid closing costs or repairs, has a view



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

- 74% of homes built after 2020 had a price cut before sale, against 57% of homes built before 2003. Defined in 8.1.7.
- 56% of homes built after 2020 had the seller pay closing costs or repairs, against 66% of homes built before 2003. Defined in 8.1.8.
- 37% of homes built after 2020 have a view, against 41% of homes built before 2003. 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 2003 44 sales	2003–2012 42 sales	2013–2020 42 sales	After 2020 43 sales	All 171 sales	Real difference?
Net sale price average	$380,199	$454,337	$425,188	$370,666	$407,061	unclear
Net price per SF average	$203	$206	$220	$177	$201	unclear
Living area average	1,901	2,209	1,912	2,114	2,033	unclear
Year built median	1987	2006	2017	2022	2012	by design

5.10 The numbers: selling

	Before 2003 44 sales	2003–2012 42 sales	2013–2020 42 sales	After 2020 43 sales	All 171 sales	Real difference?
Days on market median	54	84	74	98	76	unclear
Discount from original list average	8.0%	9.9%	8.9%	8.2%	8.7%	unclear
Price cut before sale	57%	74%	48%	74%	63%	unclear
Seller paid closing costs or repairs	66%	57%	60%	56%	60%	unclear
Has a view	41%	52%	55%	37%	46%	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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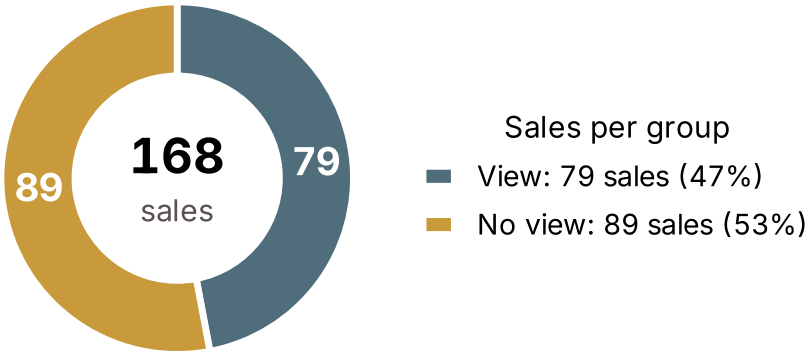
6. View and no view

Resale homes · 171 sales · May 26, 2026 – November 21, 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. 3 sales whose MLS view entry is only “See Remarks” are left out.



Bottom line

- Homes with a view sell for about $155K (46%) more than homes without a view.
- Homes with a view sell for about $44 per SF (24%) more than homes without a view.
- Homes with a view are about 320 SF (17%) larger 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

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

Homes without a view no view listed

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

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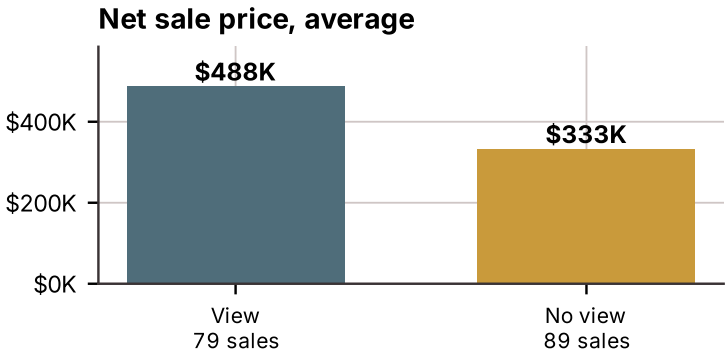
6.2 At a glance

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	$488K **Highest**	$333K **Lowest**	✓ large
Net price per SF	$224 per SF **Highest**	$181 per SF **Lowest**	✓ medium
Living area	2,199 SF **Largest**	1,880 SF **Smallest**	✓ small
Year built	2012	2013	unclear
Days on market	70 days	83 days	unclear
Discount from original list	9.0%	8.5%	unclear
Price cut before sale	59%	66%	unclear
Seller paid closing costs or repairs	52%	66%	unclear

6.3 Homes with a view sell for about $155K (46%) more than homes without a view



The average is **$488K** for homes with a view and **$333K** for homes without a view. Defined in 8.1.1.

✓ **Real difference** · large

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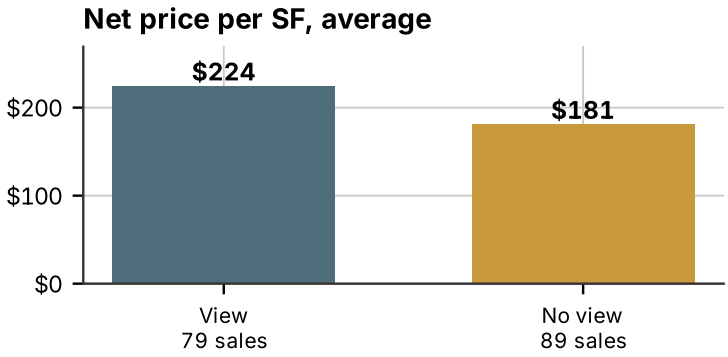
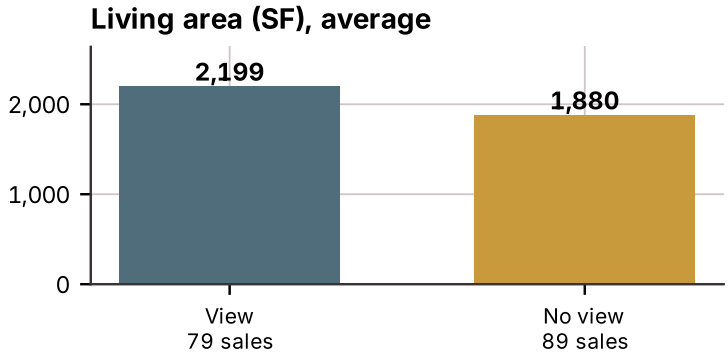
6.4 Homes with a view sell for about $44 per SF (24%) more than homes without a view



The average is **$224 per SF** for homes with a view and **$181 per SF** for homes without a view. Defined in 8.1.2.

✓ **Real difference** · medium

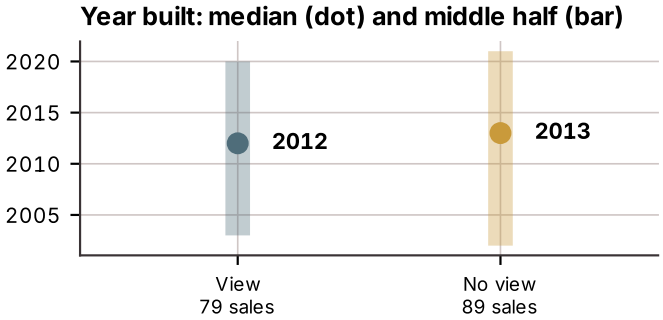
6.5 Homes with a view are about 320 SF (17%) larger than homes without a view



The average is **2,199 SF** for homes with a view and **1,880 SF** for homes without a view. Defined in 8.1.3.

✓ **Real difference** · small

6.6 Year built: no clear difference



The median is **2012** for homes with a view and **2013** for homes without a view. Defined in 8.1.4.

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

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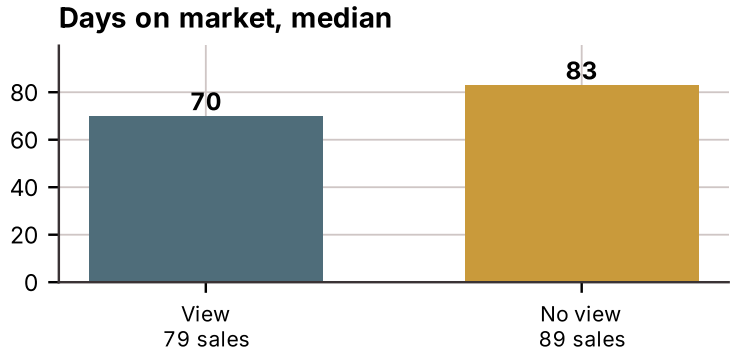
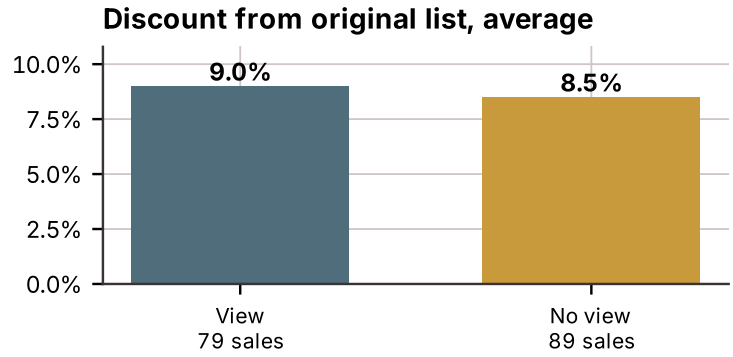
6.7 Days on market: no clear difference



The median is **70 days** for homes with a view and **83 days** for homes without a view. Defined in 8.1.5.

– No clear difference · could be chance

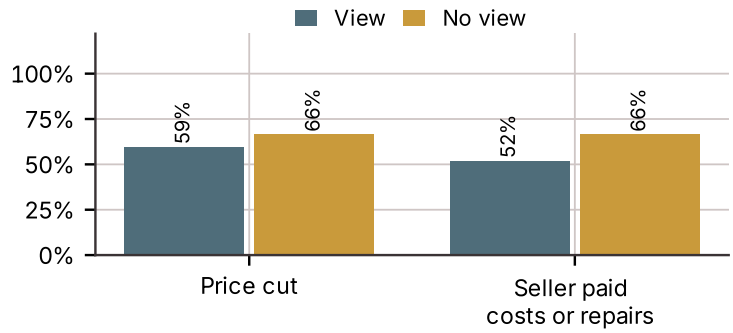
6.8 Discount from original list: no clear difference



The average is **9.0%** for homes with a view and **8.5%** 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.

- 59% of homes with a view had a price cut before sale, against 66% of homes without a view. Defined in 8.1.7.
- 52% of homes with a view had the seller pay closing costs or repairs, against 66% 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

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6.10 The numbers: price and size

	View 79 sales	No view 89 sales	All 168 sales	Real difference?
Net sale price average	$487,584	$333,058	$405,722	✓ large
Net price per SF average	$224	$181	$201	✓ medium
Living area average	2,199	1,880	2,030	✓ small
Year built median	2012	2013	2012	unclear

6.11 The numbers: selling

	View 79 sales	No view 89 sales	All 168 sales	Real difference?
Days on market median	70	83	77	unclear
Discount from original list average	9.0%	8.5%	8.7%	unclear
Price cut before sale	59%	66%	63%	unclear
Seller paid closing costs or repairs	52%	66%	60%	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 · 137 sales · May 26, 2026 – November 21, 2026

Homes sold new by the builder in the same 180 days. They are left out of every other section and shown here as basic figures only: 137 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 Bastrop.

Measure	Average	Median
Sales		137
Net sale price	**$414,060**	$399,000
Net price per SF	**$186**	$183
Living area (SF)	**2,251**	2,200
Days on market	**138**	80
Discount from original list	**8.8%**	7.2%
Price cut before sale		62% of sales
Seller paid closing costs or repairs		61% of sales
Year built		2022–2026

Same definitions as the rest of the study (section 8). New construction = NewConstructionYN true, or PropertyCondition “New Construction” or “Under Construction”.

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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 171 resale sales. Average $407,061; median $335,000; standard deviation $174,669; middle half (25th–75th percentile) $285,875–$470,000; lowest $197,000, highest $952,395. 102 sales had a seller payment; their median payment was $10,000.

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 171 resale sales. Average $201; median $191; standard deviation $58; middle half (25th–75th percentile) $166–$228; lowest $106, highest $441.

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 171 resale sales. Average 2,033; median 1,950; standard deviation 619; middle half (25th–75th percentile) 1,522–2,418; lowest 1,008, highest 3,937.

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 parts of the area.

Statistically RESO YearBuilt; summarized by the median, with the 25th–75th percentile (middle half) on the charts.

The data 171 resale sales. Average 2005; median 2012; standard deviation 26; middle half (25th–75th percentile) 2002–2020; lowest 1880, highest 2026.

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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 171 resale sales. Average 122; median 76; standard deviation 149; middle half (25th–75th percentile) 32–149; lowest 0, highest 1,061. 2 sales went under contract on their listing date (0 days).

8.1.6 Discount from original list

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

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

The data 171 resale sales. Average 8.7%; median 7.0%; standard deviation 7.2%; middle half (25th–75th percentile) 3.7%–11.3%; lowest −3.4%, highest 32.1%. 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 108 of 171 resale sales (63.2%).

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 102 of 171 resale sales (59.6%).

8.1.9 Has a view

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

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

The data 79 sales with a view, 89 without, 3 unclassified. Most common View entries: Trees/Woods 65, None 55, Neighborhood 55, Park/Greenbelt 17, Panoramic 11, Pasture 8, Rural 7, Hill Country 5.

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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 2026-11-22 12:45 UTC), every field. Filter: StandardStatus = Closed, PropertyType = Residential, City = Bastrop.

The data Pulled November 22, 2026: 643 closed Bastrop records over the prior year. ZIP codes: 1, the most sales in 78602.

8.2.2 Study window

In simple terms The most recent 180 days of closed sales: recent enough to describe today's market, long enough to give each group plenty of sales.

Statistically CloseDate from May 26, 2026 to November 21, 2026 inclusive.

The data 308 single-family sales in the window: 171 resale, 137 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 171 resale; 137 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 16 sale(s) other than single-family homes (condo, townhome and similar)

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 $287K”.

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 $287K: $197,000–$285,000 (43 sales); $287K–$335K: $286,750–$335,000 (43 sales); $336K–$465K: $335,500–$465,000 (42 sales); Over $465K: $475,000–$952,395 (43 sales)

Quartiles by living area: Under 1,527 SF: 1,008–1,518 SF (43 sales); 1,527–1,945 SF: 1,527–1,945 SF (42 sales); 1,950–2,417 SF: 1,950–2,417 SF (43 sales); Over 2,417 SF: 2,419–3,937 SF (43 sales)

Quartiles by year built: Before 2003: 1880–2002 (44 sales); 2003–2012: 2003–2012 (42 sales); 2013–2020: 2013–2020 (42 sales); After 2020: 2021–2026 (43 sales)

View and no view: View: MLS lists a view (79 sales); No view: None or Neighborhood (89 sales)

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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 $407,061, median $335,000. Days on market: average 122, median 76: 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.

8.2.10 Real difference (significance)

In simple terms “Real difference” means a gap this large would be very unlikely if the groups were really alike. Because many measures are checked in each slice, the bar is set higher than usual.

Statistically Significant when $p < 0.05 \div m$, where m is the number of measures tested in that slice (Bonferroni; Dunn, 1961). The slicing variable itself differs by design and is not tested.

The data Quartiles by net sale price: m = 8, threshold $p < 0.0063$; Quartiles by living area: m = 8, threshold $p < 0.0063$; Quartiles by year built: m = 8, threshold $p < 0.0063$; View and no view: m = 8, threshold $p < 0.0063$

8.2.11 Size of a difference

In simple terms A difference can be real but small. The size word (small, medium, large) says how much the groups pull apart.

Statistically ε^2 for Kruskal–Wallis, rank-biserial r for Mann–Whitney, Cramér's V for chi-square, with the thresholds above; below the small threshold the size is “negligible”.

The data 7 real differences across the four slices; sizes are listed in 8.3.

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8.2.12 Rounding in the text

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

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

The data Days on market is always shown in days.

8.3 Test results

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

8.3.1 Quartiles by net sale price

Measure	Test	Statistic	df	p-value	Threshold	Real difference?	Effect size	Size
Net price per SF	Kruskal–Wallis	H = 58.89	3	< 0.0001	p < 0.0063	**Yes**	ε^2 = 0.346	large
Living area	Kruskal–Wallis	H = 78.49	3	< 0.0001	p < 0.0063	**Yes**	ε^2 = 0.462	large
Year built	Kruskal–Wallis	H = 2.38	3	0.4978	p < 0.0063	**Unclear**	ε^2 = 0.014	small
Days on market	Kruskal–Wallis	H = 0.27	3	0.9662	p < 0.0063	**Unclear**	ε^2 = 0.002	negligible
Discount from original list	Kruskal–Wallis	H = 10.06	3	0.0181	p < 0.0063	**Unclear**	ε^2 = 0.059	small
Price cut before sale	Chi-square	χ^2 = 11.30	3	0.0102	p < 0.0063	**Unclear**	Cramér's V = 0.257	small
Seller paid closing costs or repairs	Chi-square	χ^2 = 3.01	3	0.3902	p < 0.0063	**Unclear**	Cramér's V = 0.133	small
Has a view	Chi-square	χ^2 = 33.89	3	< 0.0001	p < 0.0063	**Yes**	Cramér's V = 0.445	medium

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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 = 71.05	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.418$	large
Net price per SF	Kruskal–Wallis	H = 5.28	3	0.1522	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.031$	small
Year built	Kruskal–Wallis	H = 3.24	3	0.3564	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.019$	small
Days on market	Kruskal–Wallis	H = 2.16	3	0.5402	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.013$	small
Discount from original list	Kruskal–Wallis	H = 1.56	3	0.6687	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.009$	negligible
Price cut before sale	Chi-square	$\chi^2 = 2.50$	3	0.4748	p < 0.0063	**Unclear**	Cramér's V = 0.121	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 4.48$	3	0.2139	p < 0.0063	**Unclear**	Cramér's V = 0.162	small
Has a view	Chi-square	$\chi^2 = 8.51$	3	0.0365	p < 0.0063	**Unclear**	Cramér's V = 0.223	small

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 = 2.10	3	0.5515	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.012$	small
Net price per SF	Kruskal–Wallis	H = 11.88	3	0.0078	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.070$	medium
Living area	Kruskal–Wallis	H = 7.73	3	0.0519	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.045$	small
Days on market	Kruskal–Wallis	H = 7.82	3	0.0499	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.046$	small
Discount from original list	Kruskal–Wallis	H = 3.49	3	0.3225	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.021$	small
Price cut before sale	Chi-square	$\chi^2 = 9.51$	3	0.0232	p < 0.0063	**Unclear**	Cramér's V = 0.236	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 1.09$	3	0.7797	p < 0.0063	**Unclear**	Cramér's V = 0.080	negligible
Has a view	Chi-square	$\chi^2 = 3.78$	3	0.2864	p < 0.0063	**Unclear**	Cramér's V = 0.149	small

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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 = 5,324.50	—	< 0.0001	p < 0.0063	**Yes**	rank-biserial r = 0.515	large
Net price per SF	Mann–Whitney U	U = 5,130.00	—	< 0.0001	p < 0.0063	**Yes**	rank-biserial r = 0.459	medium
Living area	Mann–Whitney U	U = 4,492.00	—	0.0019	p < 0.0063	**Yes**	rank-biserial r = 0.278	small
Year built	Mann–Whitney U	U = 3,446.00	—	0.8262	p < 0.0063	**Unclear**	rank-biserial r = 0.020	negligible
Days on market	Mann–Whitney U	U = 3,195.50	—	0.3099	p < 0.0063	**Unclear**	rank-biserial r = 0.091	negligible
Discount from original list	Mann–Whitney U	U = 3,401.00	—	0.7171	p < 0.0063	**Unclear**	rank-biserial r = 0.033	negligible
Price cut before sale	Chi-square	χ^2 = 0.83	1	0.3621	p < 0.0063	**Unclear**	Cramér's V = 0.070	negligible
Seller paid closing costs or repairs	Chi-square	χ^2 = 3.60	1	0.0578	p < 0.0063	**Unclear**	Cramér's V = 0.146	small

8.4 Data notes

Left out of the analysis: 137 new-construction sales (basic statistics only, section 7); 16 sale(s) other than single-family homes (condo, townhome and similar). 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 171 closed MLS resale sales; the 137 new-construction sales appear only in their own section, as basic statistics. Sale and listing data: ABOR MLS via secure APIs, pulled November 22, 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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