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## The Colony

Bastrop, TX 78602

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 · 6:53 AM CDT

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

RESALE SALES, 365 DAYS

**48**

single-family resale homes

MEDIAN NET SALE PRICE

**\$494,250**

average \$524,749

MEDIAN NET PRICE PER SF

**\$192**

average \$189

MEDIAN DAYS ON MARKET

**152 days**

average 181 days

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# 1. Summary

Resale homes · 48 sales · October 26, 2025 – October 25, 2026

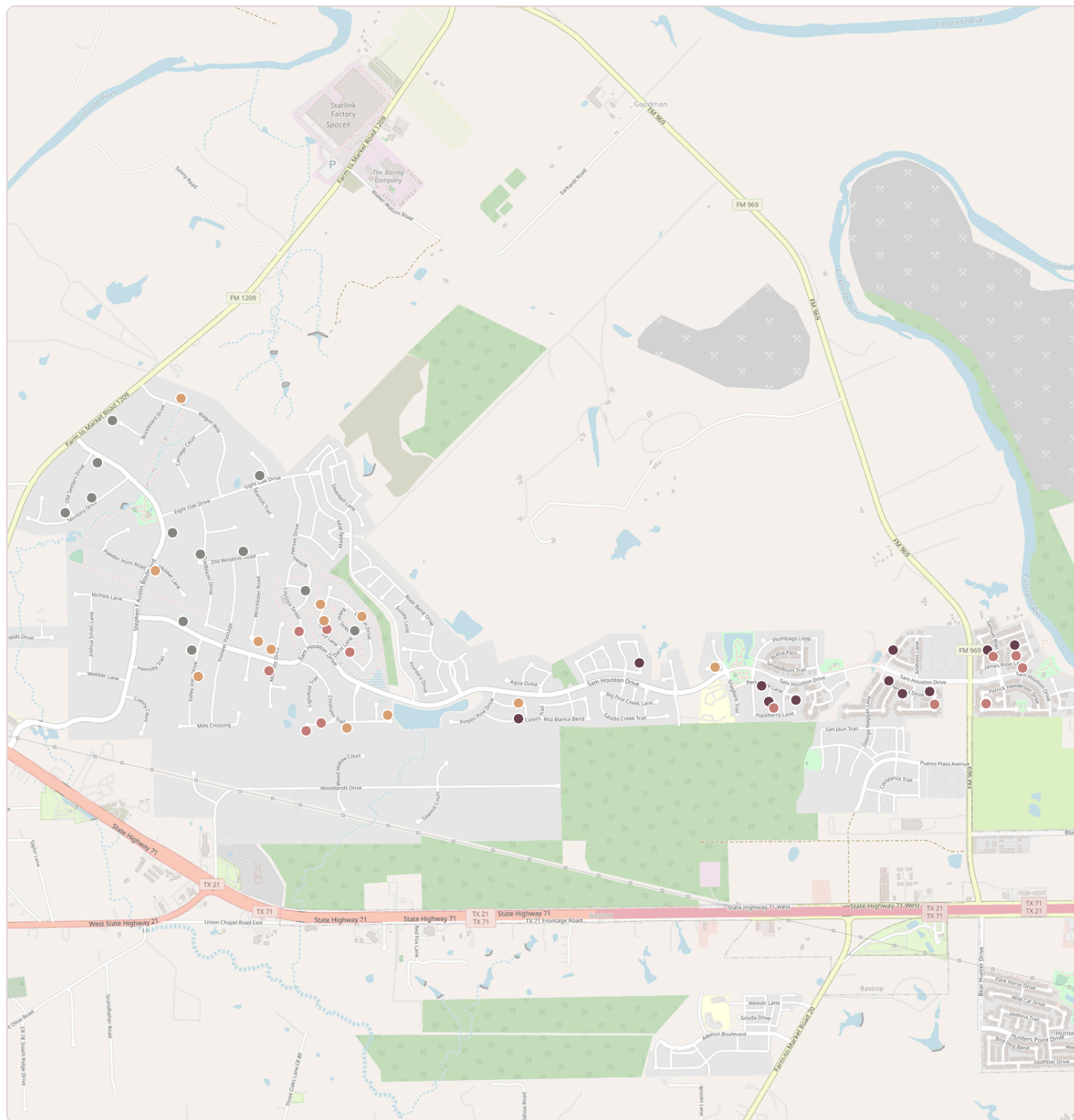
This study looks at the **48 resale homes** sold in The Colony in the **365 days** to October 25, 2026. A full year is used because only 27 resale homes sold in the last 180 days. New construction is left out and shown on its own in section 7. The homes are compared four ways: **by price, by living area, by year built** and **with or without a view**. The first three are split into four equal groups (quartiles), each named by its range.

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

## 2. Where the resale homes sold

48 resale homes · colored by price range

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

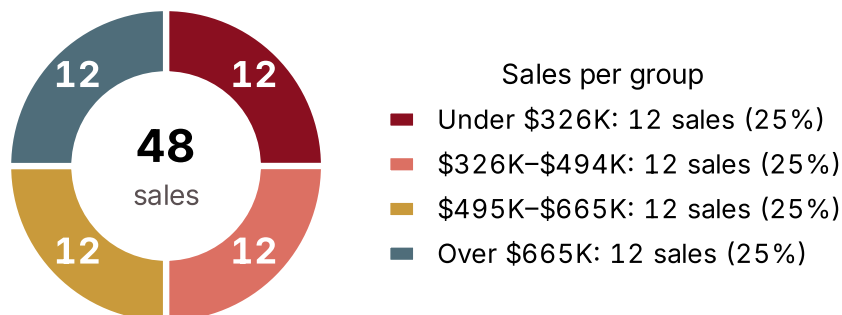


● Under \$326K · 12 sales   ● \$326K-\$494K · 12 sales   ● \$495K-\$665K · 12 sales   ● Over \$665K · 12 sales

### 3. Quartiles by net sale price

Resale homes · 48 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.



#### Bottom line

- Homes over \$665K are about 1,700 SF (87%) larger than homes under \$326K.
- 75% of homes over \$665K have a view, against 8% of homes under \$326K.
- Homes over \$665K sell for about \$60 per SF (38%) more than homes under \$326K.
- Homes over \$665K sell 160 days faster than homes under \$326K.

#### 3.1 Key differences

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

■ Under \$326K ■ \$326K-\$494K ■ \$495K-\$665K ■ Over \$665K

##### Higher-priced homes Over \$665K

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

##### Lower-priced homes Under \$326K

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

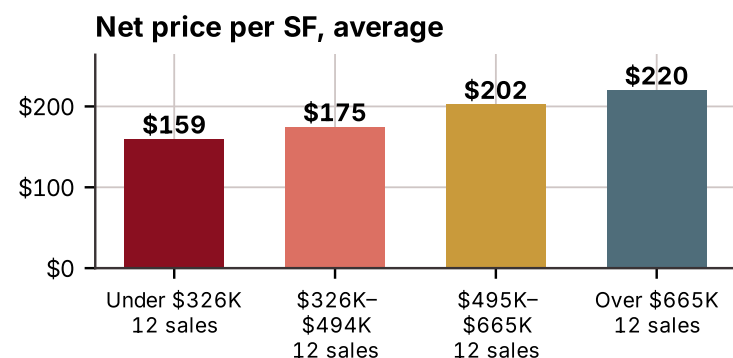
## 3.2 At a glance

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 \$326K           | \$326K-\$494K       | \$495K-\$665K | Over \$665K             | Real difference? |
|--------------------------------------|------------------------|---------------------|---------------|-------------------------|------------------|
| Net price per SF                     | \$159 per SF<br>Lowest | \$175 per SF        | \$202 per SF  | \$220 per SF<br>Highest | ✓ large          |
| Living area                          | 1,952 SF<br>Smallest   | 2,325 SF            | 2,955 SF      | 3,649 SF<br>Largest     | ✓ large          |
| Year built                           | 2022                   | 2020                | 2020          | 2011                    | unclear          |
| Days on market                       | 206 days               | 210 days<br>Slowest | 144 days      | 46 days<br>Fastest      | ✓ large          |
| Discount from original list          | 9.7%                   | 14.2%               | 6.3%          | 5.4%                    | unclear          |
| Price cut before sale                | 75%                    | 92%                 | 75%           | 33%                     | unclear          |
| Seller paid closing costs or repairs | 58%                    | 50%                 | 42%           | 50%                     | unclear          |
| Has a view                           | 8%<br>Fewest           | 33%                 | 92%<br>Most   | 75%                     | ✓ large          |

**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.

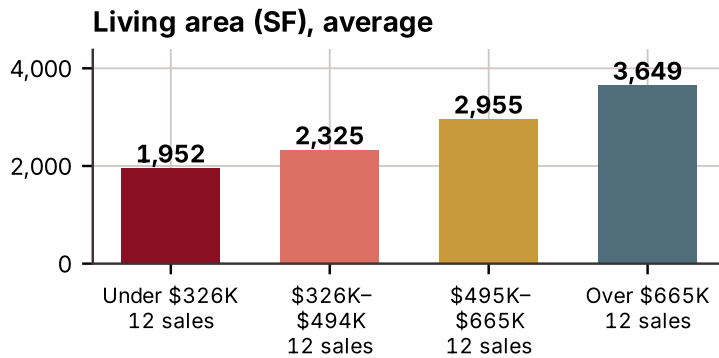
## 3.3 Homes over \$665K sell for about \$60 per SF (38%) more than homes under \$326K



The average is **\$220 per SF** for homes over \$665K and **\$159 per SF** for homes under \$326K. It rises step by step from the lowest range to the highest. Defined in 8.1.2.

✓ **Real difference** · large

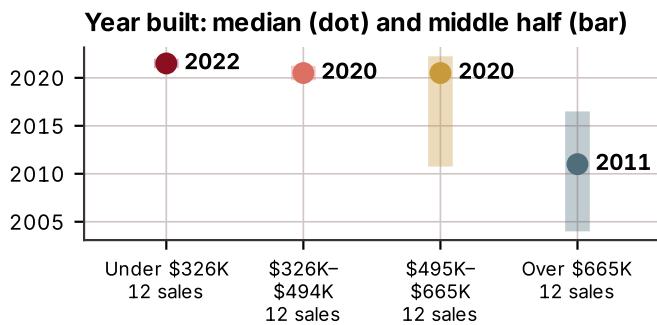
### 3.4 Homes over \$665K are about 1,700 SF (87%) larger than homes under \$326K



The average is **3,649 SF** for homes over \$665K and **1,952 SF** for homes under \$326K. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

✓ **Real difference · large**

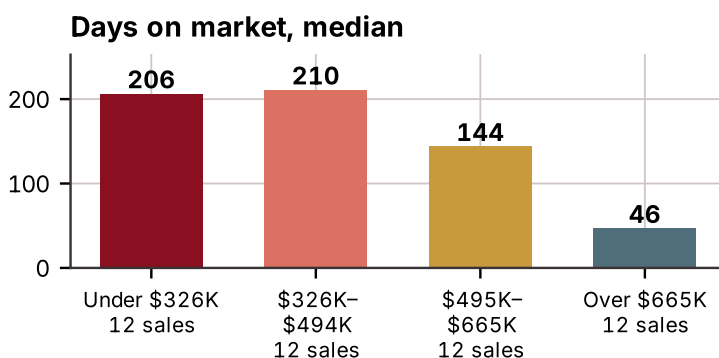
### 3.5 Year built: no clear difference



The median is **2011** for homes over \$665K and **2022** for homes under \$326K. It falls step by step from the lowest range to the highest. Defined in 8.1.4.

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

### 3.6 Homes over \$665K sell 160 days faster than homes under \$326K

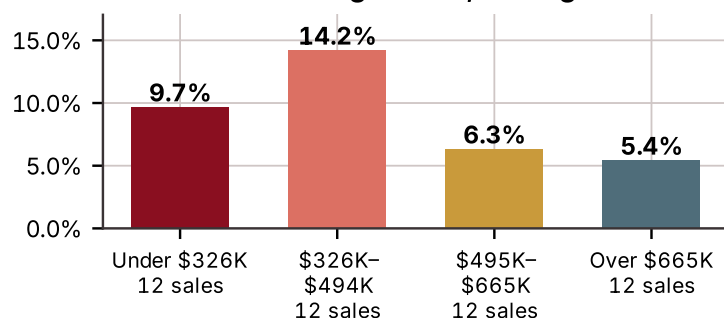


The median is **46 days** for homes over \$665K and **206 days** for homes under \$326K. It does not move in a straight line; homes \$326K–\$494K are highest. Defined in 8.1.5.

✓ **Real difference · large**

### 3.7 Discount from original list: no clear difference

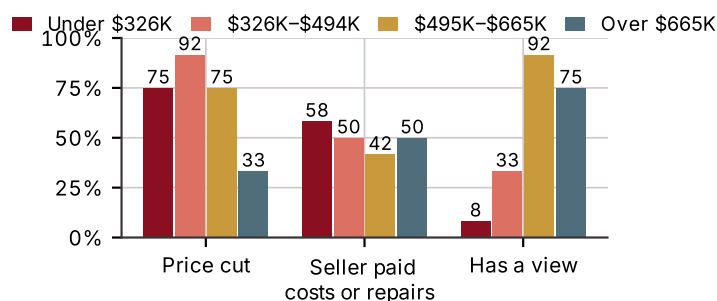
Discount from original list, average



The average is 5.4% for homes over \$665K and 9.7% for homes under \$326K. It does not move in a straight line; homes \$326K-\$494K 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.

- 33% of homes over \$665K had a price cut before sale, against 75% of homes under \$326K. Defined in 8.1.7.
- 50% of homes over \$665K had the seller pay closing costs or repairs, against 58% of homes under \$326K. Defined in 8.1.8.
- 75% of homes over \$665K have a view, against 8% of homes under \$326K. 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 · large

### 3.9 The numbers: price and size

|                          | Under \$326K<br>12 sales | \$326K-\$494K<br>12 sales | \$495K-\$665K<br>12 sales | Over \$665K<br>12 sales | All<br>48 sales | Real<br>difference? |
|--------------------------|--------------------------|---------------------------|---------------------------|-------------------------|-----------------|---------------------|
| Net sale price average   | \$303,077                | \$399,097                 | \$594,000                 | \$802,821               | \$524,749       | by design           |
| Net price per SF average | \$159                    | \$175                     | \$202                     | \$220                   | \$189           | ✓ large             |
| Living area average      | 1,952                    | 2,325                     | 2,955                     | 3,649                   | 2,720           | ✓ large             |
| Year built median        | 2022                     | 2020                      | 2020                      | 2011                    | 2020            | unclear             |

### 3.10 The numbers: selling

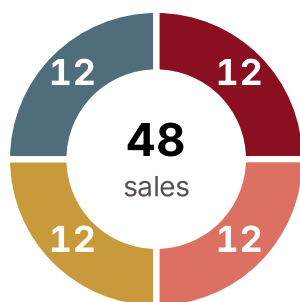
|                                      | <b>Under \$326K</b><br>12 sales | <b>\$326K–<br/>\$494K</b><br>12 sales | <b>\$495K–<br/>\$665K</b><br>12 sales | <b>Over \$665K</b><br>12 sales | <b>All</b><br>48 sales | <b>Real<br/>difference?</b> |
|--------------------------------------|---------------------------------|---------------------------------------|---------------------------------------|--------------------------------|------------------------|-----------------------------|
| Days on market median                | 206                             | 210                                   | 144                                   | 46                             | 152                    | ✓ large                     |
| Discount from original list average  | 9.7%                            | 14.2%                                 | 6.3%                                  | 5.4%                           | 8.9%                   | unclear                     |
| Price cut before sale                | 75%                             | 92%                                   | 75%                                   | 33%                            | 69%                    | unclear                     |
| Seller paid closing costs or repairs | 58%                             | 50%                                   | 42%                                   | 50%                            | 50%                    | unclear                     |
| Has a view                           | 8%                              | 33%                                   | 92%                                   | 75%                            | 52%                    | ✓ large                     |

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

## 4. Quartiles by living area

Resale homes · 48 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 2,134 SF: 12 sales (25%)
- 2,134–2,695 SF: 12 sales (25%)
- 2,738–3,072 SF: 12 sales (25%)
- Over 3,072 SF: 12 sales (25%)

### Bottom line

- Homes over 3,072 SF sell for about \$461K (146%) more than homes under 2,134 SF.
- Homes over 3,072 SF sell for about \$29 per SF (17%) more than homes under 2,134 SF.

### 4.1 Key differences

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

■ Under 2,134 SF   ■ 2,134–2,695 SF   ■ 2,738–3,072 SF   ■ Over 3,072 SF

#### Larger homes Over 3,072 SF

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

#### Smaller homes Under 2,134 SF

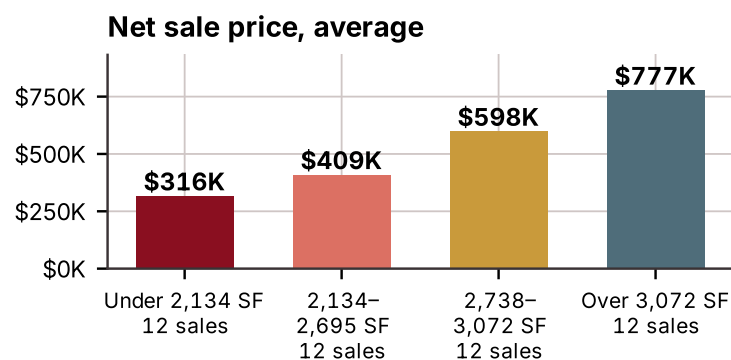
- Sell for much less.
- Sell for less per square foot.

## 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 2,134 SF   | 2,134–2,695 SF         | 2,738–3,072 SF | Over 3,072 SF           | Real difference? |
|--------------------------------------|------------------|------------------------|----------------|-------------------------|------------------|
| Net sale price                       | \$316K<br>Lowest | \$409K                 | \$598K         | \$777K<br>Highest       | ✓ large          |
| Net price per SF                     | \$177 per SF     | \$172 per SF<br>Lowest | \$202 per SF   | \$206 per SF<br>Highest | ✓ large          |
| Year built                           | 2021             | 2021                   | 2018           | 2012                    | unclear          |
| Days on market                       | 180 days         | 229 days               | 146 days       | 30 days                 | unclear          |
| Discount from original list          | 10.2%            | 9.7%                   | 11.6%          | 4.1%                    | unclear          |
| Price cut before sale                | 75%              | 83%                    | 83%            | 33%                     | unclear          |
| Seller paid closing costs or repairs | 50%              | 50%                    | 42%            | 58%                     | unclear          |
| Has a view                           | 17%              | 50%                    | 58%            | 83%                     | unclear          |

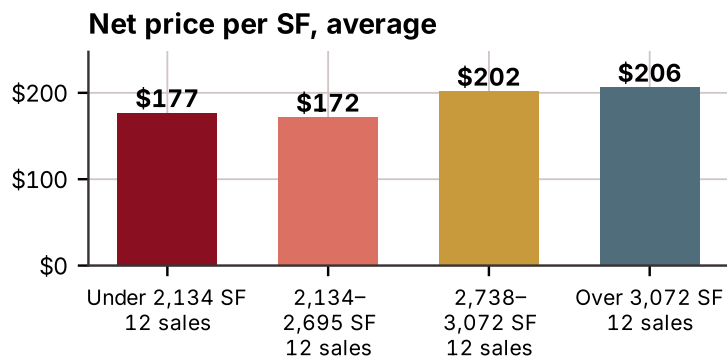
## 4.3 Homes over 3,072 SF sell for about \$461K (146%) more than homes under 2,134 SF



The average is \$777K for homes over 3,072 SF and \$316K for homes under 2,134 SF. It rises step by step from the lowest range to the highest. Defined in 8.1.1.

✓ Real difference · large

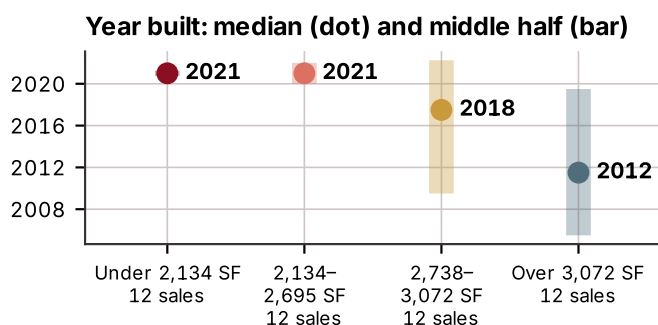
#### 4.4 Homes over 3,072 SF sell for about \$29 per SF (17%) more than homes under 2,134 SF



The average is **\$206 per SF** for homes over 3,072 SF and **\$177 per SF** for homes under 2,134 SF. It does not move in a straight line; homes over 3,072 SF are highest. Defined in 8.1.2.

✓ **Real difference · large**

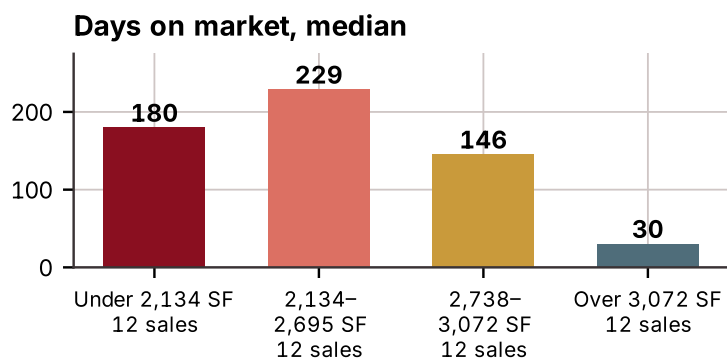
#### 4.5 Year built: no clear difference



The median is **2012** for homes over 3,072 SF and **2021** for homes under 2,134 SF. It falls 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

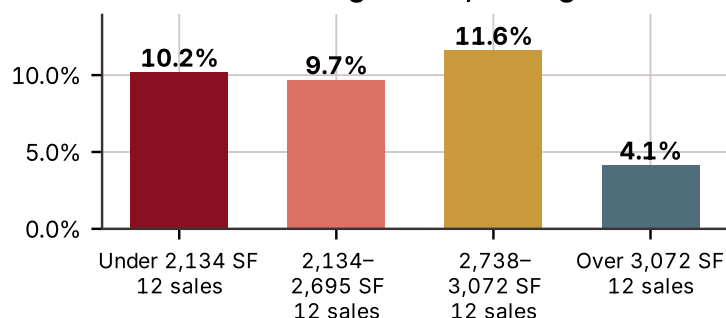


The median is **30 days** for homes over 3,072 SF and **180 days** for homes under 2,134 SF. It does not move in a straight line; homes 2,134–2,695 SF are highest. Defined in 8.1.5.

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

## 4.7 Discount from original list: no clear difference

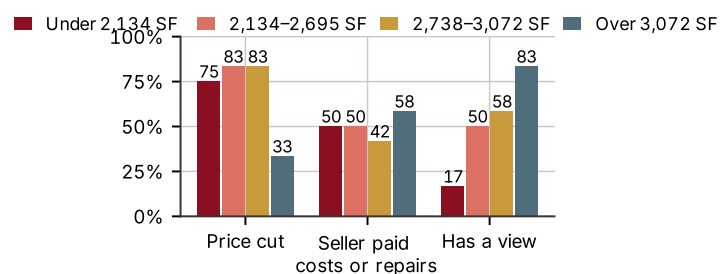
Discount from original list, average



The average is **4.1%** for homes over 3,072 SF and **10.2%** for homes under 2,134 SF. It does not move in a straight line; homes 2,738–3,072 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.

- 33% of homes over 3,072 SF had a price cut before sale, against 75% of homes under 2,134 SF. Defined in 8.1.7.
- 58% of homes over 3,072 SF had the seller pay closing costs or repairs, against 50% of homes under 2,134 SF. Defined in 8.1.8.
- 83% of homes over 3,072 SF have a view, against 17% of homes under 2,134 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 2,134 SF<br>12 sales | 2,134–2,695 SF<br>12 sales | 2,738–3,072 SF<br>12 sales | Over 3,072 SF<br>12 sales | All<br>48 sales | Real<br>difference? |
|--------------------------|----------------------------|----------------------------|----------------------------|---------------------------|-----------------|---------------------|
| Net sale price average   | \$316,000                  | \$408,591                  | \$597,650                  | \$776,754                 | \$524,749       | ✓ large             |
| Net price per SF average | \$177                      | \$172                      | \$202                      | \$206                     | \$189           | ✓ large             |
| Living area average      | 1,796                      | 2,384                      | 2,963                      | 3,738                     | 2,720           | by design           |
| Year built median        | 2021                       | 2021                       | 2018                       | 2012                      | 2020            | unclear             |

## 4.10 The numbers: selling

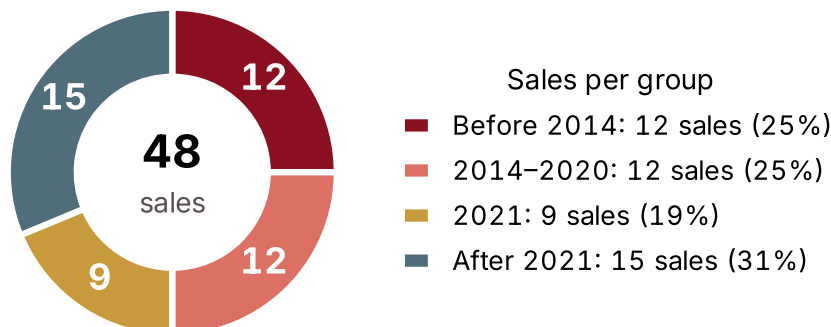
|                                      | <b>Under 2,134<br/>SF</b><br>12 sales | <b>2,134–2,695<br/>SF</b><br>12 sales | <b>2,738–3,072<br/>SF</b><br>12 sales | <b>Over 3,072<br/>SF</b><br>12 sales | <b>All<br/>48 sales</b> | <b>Real<br/>difference?</b> |
|--------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|--------------------------------------|-------------------------|-----------------------------|
| Days on market median                | 180                                   | 229                                   | 146                                   | 30                                   | 152                     | unclear                     |
| Discount from original list average  | 10.2%                                 | 9.7%                                  | 11.6%                                 | 4.1%                                 | 8.9%                    | unclear                     |
| Price cut before sale                | 75%                                   | 83%                                   | 83%                                   | 33%                                  | 69%                     | unclear                     |
| Seller paid closing costs or repairs | 50%                                   | 50%                                   | 42%                                   | 58%                                  | 50%                     | unclear                     |
| Has a view                           | 17%                                   | 50%                                   | 58%                                   | 83%                                  | 52%                     | 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.

## 5. Quartiles by year built

Resale homes · 48 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

- 27% of homes built after 2021 have a view, against 100% of homes built before 2014.
- Homes built after 2021 sell for about \$302K (40%) less than homes built before 2014.
- Homes built after 2021 are about 970 SF (27%) smaller than homes built before 2014.

### 5.1 Key differences

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

Before 2014   2014–2020   2021   After 2021

#### Newer homes After 2021

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

#### Older homes Before 2014

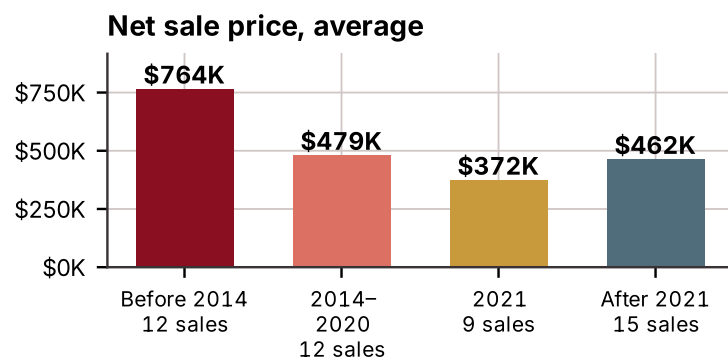
- Are more likely to have a view.
- Sell for much more.
- Are much larger.

## 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 2014         | 2014–2020    | 2021                 | After 2021    | Real difference? |
|--------------------------------------|---------------------|--------------|----------------------|---------------|------------------|
| Net sale price                       | \$764K<br>Highest   | \$479K       | \$372K<br>Lowest     | \$462K        | ✓ large          |
| Net price per SF                     | \$214 per SF        | \$184 per SF | \$181 per SF         | \$177 per SF  | unclear          |
| Living area                          | 3,545 SF<br>Largest | 2,566 SF     | 2,063 SF<br>Smallest | 2,579 SF      | ✓ large          |
| Days on market                       | 71 days             | 167 days     | 204 days             | 152 days      | unclear          |
| Discount from original list          | 7.2%                | 10.8%        | 8.9%                 | 8.7%          | unclear          |
| Price cut before sale                | 50%                 | 67%          | 100%                 | 67%           | unclear          |
| Seller paid closing costs or repairs | 42%                 | 50%          | 44%                  | 60%           | unclear          |
| Has a view                           | 100%<br>Most        | 50%          | 33%                  | 27%<br>Fewest | ✓ large          |

## 5.3 Homes built after 2021 sell for about \$302K (40%) less than homes built before 2014

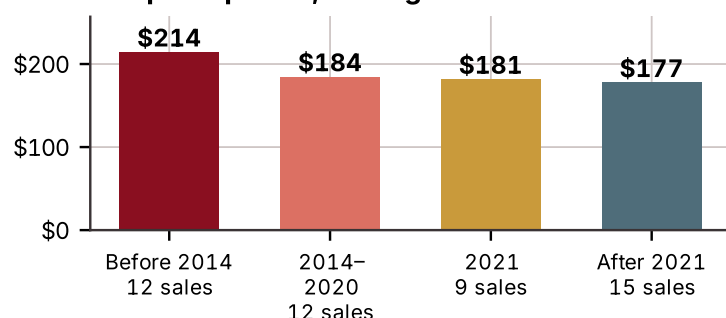


The average is **\$462K** for homes built after 2021 and **\$764K** for homes built before 2014. It does not move in a straight line; homes built before 2014 are highest. Defined in 8.1.1.

✓ Real difference · large

## 5.4 Net price per SF: no clear difference

Net price per SF, average

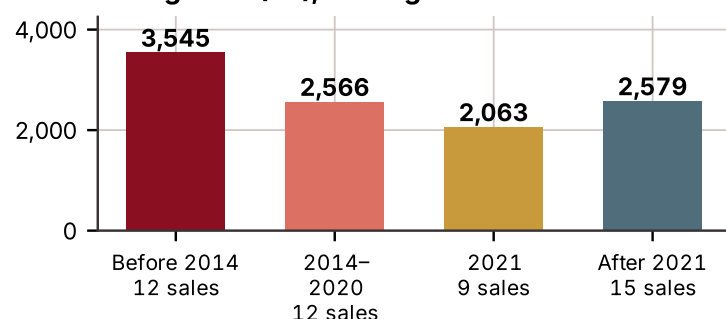


The average is **\$177 per SF** for homes built after 2021 and **\$214 per SF** for homes built before 2014. It falls step by step from the lowest range to the highest. Defined in 8.1.2.

– No clear difference · could be chance

## 5.5 Homes built after 2021 are about 970 SF (27%) smaller than homes built before 2014

Living area (SF), average

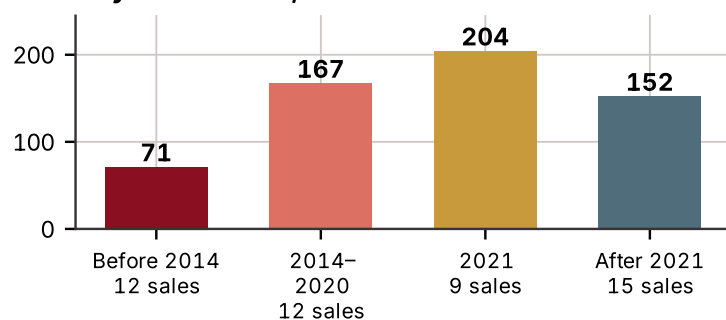


The average is **2,579 SF** for homes built after 2021 and **3,545 SF** for homes built before 2014. It does not move in a straight line; homes built before 2014 are highest. Defined in 8.1.3.

✓ Real difference · large

## 5.6 Days on market: no clear difference

Days on market, median

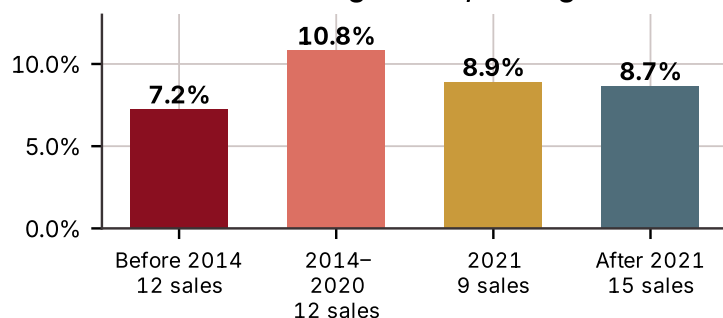


The median is **152 days** for homes built after 2021 and **71 days** for homes built before 2014. It does not move in a straight line; homes built 2021 are highest. Defined in 8.1.5.

– No clear difference · could be chance

## 5.7 Discount from original list: no clear difference

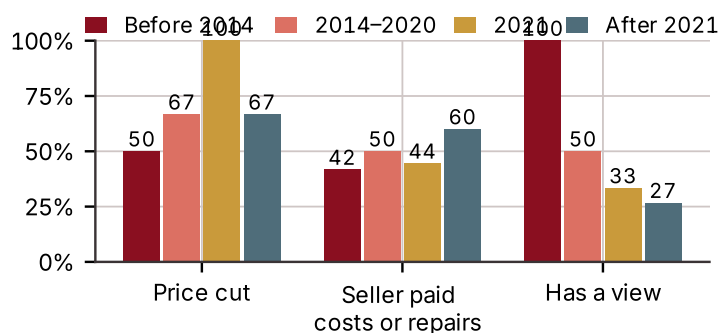
Discount from original list, average



The average is 8.7% for homes built after 2021 and 7.2% for homes built before 2014. It does not move in a straight line; homes built 2014–2020 are highest. Defined in 8.1.6.

– No clear difference · could be chance

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



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

- 67% of homes built after 2021 had a price cut before sale, against 50% of homes built before 2014. Defined in 8.1.7.
- 60% of homes built after 2021 had the seller pay closing costs or repairs, against 42% of homes built before 2014. Defined in 8.1.8.
- 27% of homes built after 2021 have a view, against 100% of homes built before 2014. 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 · large

## 5.9 The numbers: price and size

|                          | Before 2014<br>12 sales | 2014–2020<br>12 sales | 2021<br>9 sales | After 2021<br>15 sales | All<br>48 sales | Real<br>difference? |
|--------------------------|-------------------------|-----------------------|-----------------|------------------------|-----------------|---------------------|
| Net sale price average   | \$763,749               | \$479,108             | \$372,342       | \$461,505              | \$524,749       | ✓ large             |
| Net price per SF average | \$214                   | \$184                 | \$181           | \$177                  | \$189           | unclear             |
| Living area average      | 3,545                   | 2,566                 | 2,063           | 2,579                  | 2,720           | ✓ large             |
| Year built median        | 2006                    | 2020                  | 2021            | 2023                   | 2020            | by design           |

## 5.10 The numbers: selling

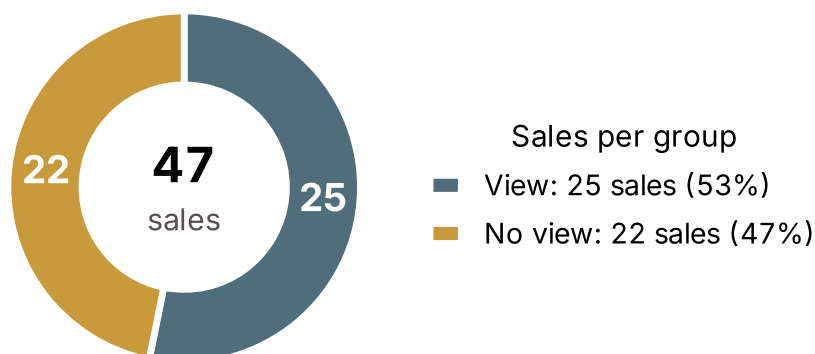
|                                         | <b>Before 2014</b><br>12 sales | <b>2014–2020</b><br>12 sales | <b>2021</b><br>9 sales | <b>After 2021</b><br>15 sales | <b>All</b><br>48 sales | <b>Real<br/>difference?</b> |
|-----------------------------------------|--------------------------------|------------------------------|------------------------|-------------------------------|------------------------|-----------------------------|
| Days on market median                   | 71                             | 167                          | 204                    | 152                           | 152                    | unclear                     |
| Discount from original list<br>average  | 7.2%                           | 10.8%                        | 8.9%                   | 8.7%                          | 8.9%                   | unclear                     |
| Price cut before sale                   | 50%                            | 67%                          | 100%                   | 67%                           | 69%                    | unclear                     |
| Seller paid closing costs or<br>repairs | 42%                            | 50%                          | 44%                    | 60%                           | 50%                    | unclear                     |
| Has a view                              | 100%                           | 50%                          | 33%                    | 27%                           | 52%                    | ✓ large                     |

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

## 6. View and no view

Resale homes · 48 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. 1 sales whose MLS view entry is only "See Remarks" are left out.



### Bottom line

- Homes with a view sell for about \$244K (61%) more than homes without a view.
- Homes with a view sell for about \$37 per SF (22%) more than homes without a view.
- Homes with a view are about 6 years older than homes without a view.
- Homes with a view are about 720 SF (31%) 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.
- Tend to be older.
- Are much larger.

#### Homes without a view no view listed

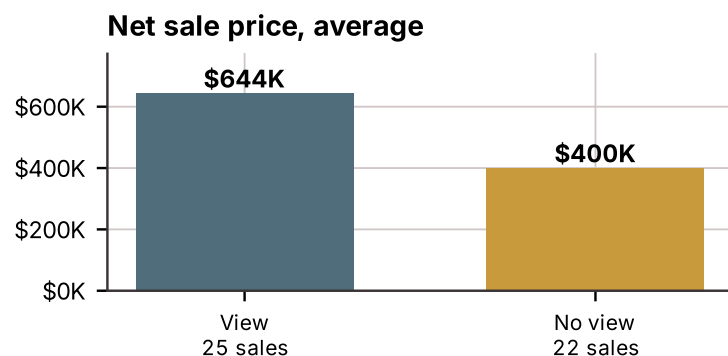
- Sell for much less.
- Sell for less per square foot.
- Tend to be newer.
- Are much smaller.

## 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                       | \$644K<br>Highest       | \$400K<br>Lowest       | ✓ large          |
| Net price per SF                     | \$207 per SF<br>Highest | \$170 per SF<br>Lowest | ✓ large          |
| Living area                          | 3,073 SF<br>Largest     | 2,354 SF<br>Smallest   | ✓ large          |
| Year built                           | 2016<br>Oldest          | 2022<br>Newest         | ✓ large          |
| Days on market                       | 136 days                | 194 days               | unclear          |
| Discount from original list          | 8.5%                    | 9.1%                   | unclear          |
| Price cut before sale                | 64%                     | 73%                    | unclear          |
| Seller paid closing costs or repairs | 40%                     | 64%                    | unclear          |

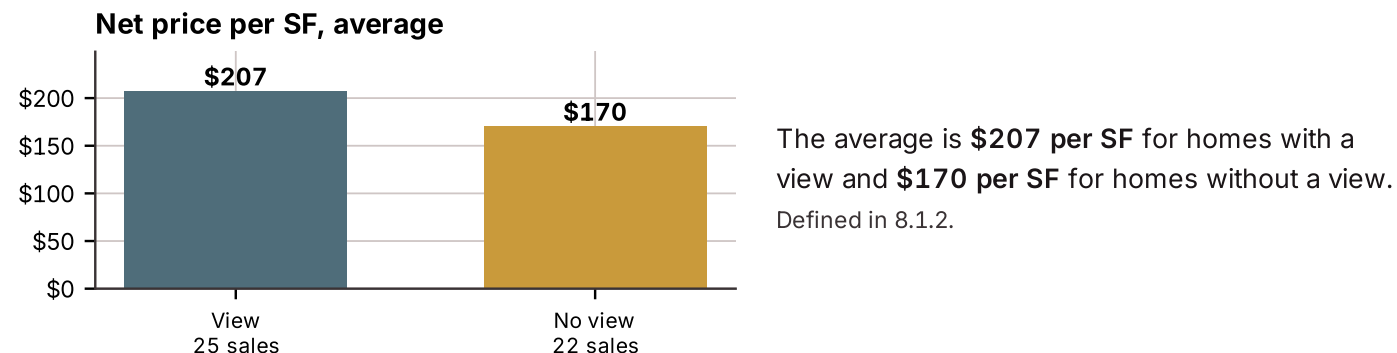
## 6.3 Homes with a view sell for about \$244K (61%) more than homes without a view



The average is **\$644K** for homes with a view and **\$400K** for homes without a view. Defined in 8.1.1.

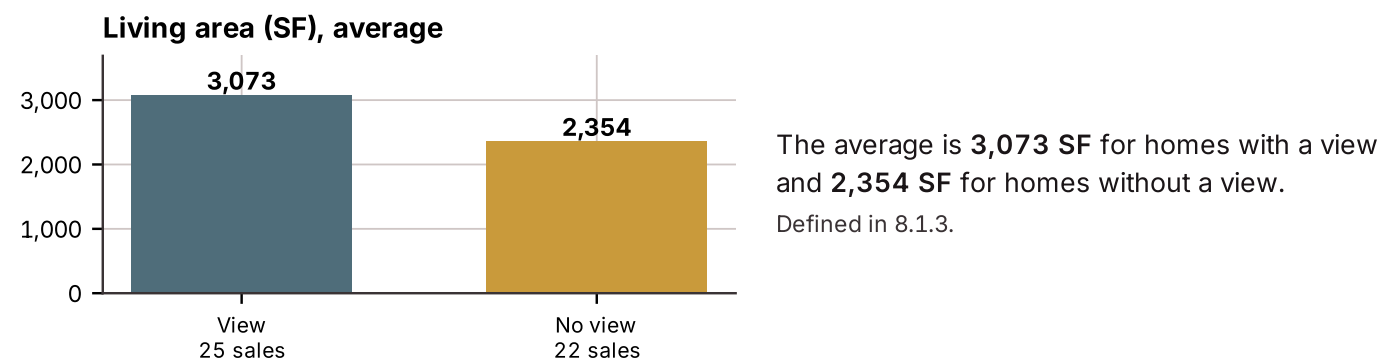
✓ **Real difference** · large

## 6.4 Homes with a view sell for about \$37 per SF (22%) more than homes without a view



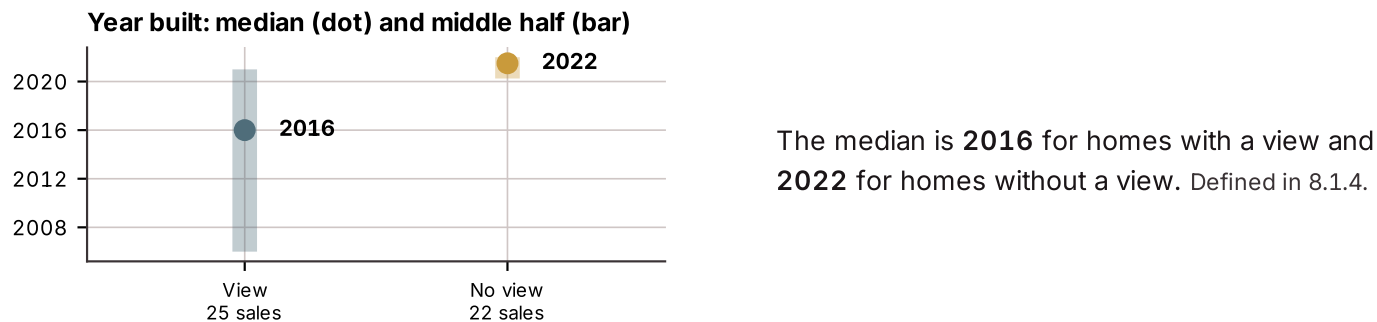
✓ **Real difference** · large

## 6.5 Homes with a view are about 720 SF (31%) larger than homes without a view



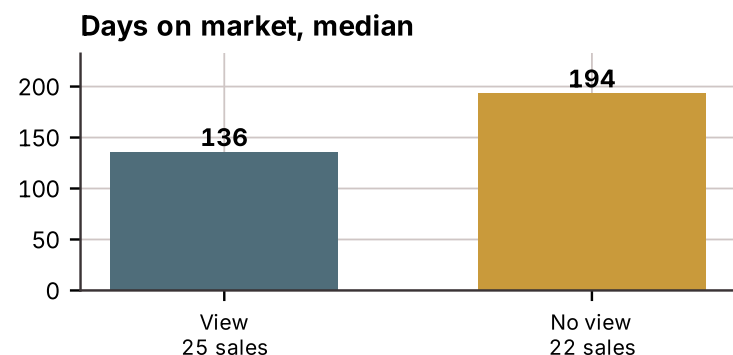
✓ **Real difference** · large

## 6.6 Homes with a view are about 6 years older than homes without a view



✓ **Real difference** · large

## 6.7 Days on market: no clear difference

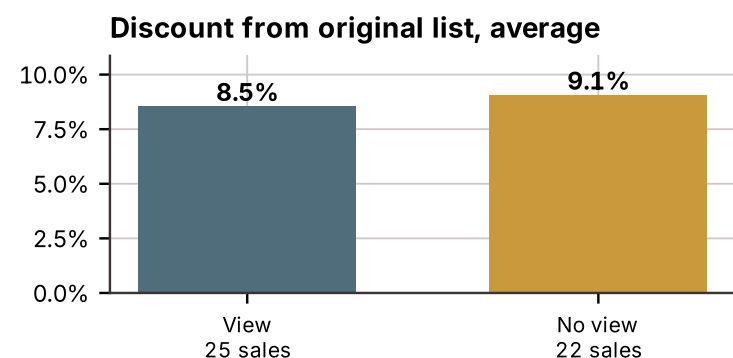


The median is **136 days** for homes with a view and **194 days** for homes without a view.

Defined in 8.1.5.

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

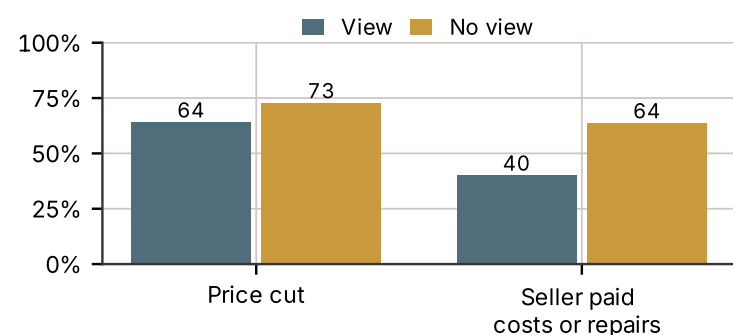
## 6.8 Discount from original list: no clear difference



The average is **8.5%** for homes with a view and **9.1%** 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.

- 64% of homes with a view had a price cut before sale, against 73% of homes without a view. Defined in 8.1.7.
- 40% of homes with a view had the seller pay closing costs or repairs, against 64% 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<br>25 sales | No view<br>22 sales | All<br>47 sales | Real difference? |
|--------------------------|------------------|---------------------|-----------------|------------------|
| Net sale price average   | \$643,794        | \$400,186           | \$529,765       | ✓ large          |
| Net price per SF average | \$207            | \$170               | \$190           | ✓ large          |
| Living area average      | 3,073            | 2,354               | 2,737           | ✓ large          |
| Year built median        | 2016             | 2022                | 2020            | ✓ large          |

## 6.11 The numbers: selling

|                                      | View<br>25 sales | No view<br>22 sales | All<br>47 sales | Real difference? |
|--------------------------------------|------------------|---------------------|-----------------|------------------|
| Days on market median                | 136              | 194                 | 152             | unclear          |
| Discount from original list average  | 8.5%             | 9.1%                | 8.8%            | unclear          |
| Price cut before sale                | 64%              | 73%                 | 68%             | unclear          |
| Seller paid closing costs or repairs | 40%              | 64%                 | 51%             | unclear          |

Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.4.

# 7. New construction

Basic statistics · 132 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: 132 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 The Colony.

| Measure                              | Average   | Median       |
|--------------------------------------|-----------|--------------|
| Sales                                |           | 132          |
| Net sale price                       | \$441,326 | \$412,798    |
| Net price per SF                     | \$175     | \$174        |
| Living area (SF)                     | 2,526     | 2,484        |
| Days on market                       | 148       | 102          |
| Discount from original list          | 13.4%     | 13.0%        |
| Price cut before sale                |           | 82% of sales |
| Seller paid closing costs or repairs |           | 64% of sales |
| Year built                           |           | 2022–2026    |

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

## 8. Appendix

Measures, methods and tests

Each measure and method three ways: in plain words, as statistics, and with the data from this study.

### 8.1 Measures

#### 8.1.1 Net sale price

|                        |                                                                                                                                                                                                                                                     |
|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>In simple terms</b> | 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.                                                                            |
| <b>Statistically</b>   | $\text{Net} = \text{ClosePrice} - \text{ACTRIS\_BuyersCIsGCostPdbbySell} - \text{ACTRIS\_RepairsAmount}$ (a blank counts as \$0). Summarized by the arithmetic mean in the slices.                                                                  |
| <b>The data</b>        | 48 resale sales. Average \$524,749; median \$494,250; standard deviation \$219,272; middle half (25th–75th percentile) \$325,900–\$666,250; lowest \$259,400, highest \$1,250,000. 24 sales had a seller payment; their median payment was \$9,538. |

#### 8.1.2 Net price per SF

|                        |                                                                                                                                                                                             |
|------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>In simple terms</b> | 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? |
| <b>Statistically</b>   | $\text{psf} = \text{Net} \div \text{LivingArea}$ , per sale; summarized by the mean of the per - sale ratios.                                                                               |
| <b>The data</b>        | 48 resale sales. Average \$189; median \$192; standard deviation \$32; middle half (25th–75th percentile) \$169–\$218; lowest \$106, highest \$235.                                         |

#### 8.1.3 Living area

|                        |                                                                                                                                                    |
|------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>In simple terms</b> | The heated and cooled space, as listed in the MLS. Garages and porches are not counted.                                                            |
| <b>Statistically</b>   | RESO LivingArea, in square feet. Sales under 400 SF are treated as entry errors and left out.                                                      |
| <b>The data</b>        | 48 resale sales. Average 2,720; median 2,716; standard deviation 822; middle half (25th–75th percentile) 2,100–3,074; lowest 1,447, highest 5,313. |

#### 8.1.4 Year built

|                        |                                                                                                                                            |
|------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| <b>In simple terms</b> | 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.            |
| <b>Statistically</b>   | RESO YearBuilt; summarized by the median, with the 25th–75th percentile (middle half) on the charts.                                       |
| <b>The data</b>        | 48 resale sales. Average 2018; median 2020; standard deviation 7; middle half (25th–75th percentile) 2014–2022; lowest 2002, highest 2026. |

---

### 8.1.5 Days on market

|                        |                                                                                                                                                                                                                                                                                                        |
|------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>In simple terms</b> | 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.                                                                                                                   |
| <b>Statistically</b>   | $CDOM = \max(\text{CumulativeDaysOnMarket}, \text{DaysOnMarket}, \text{PurchaseContractDate} - \text{ListingContractDate})$ . The MLS counter can freeze at a price change, so the contract-date gap is a floor. Summarized by the median, because a few homes that sat for months pull an average up. |
| <b>The data</b>        | 48 resale sales. Average 181; median 152; standard deviation 163; middle half (25th–75th percentile) 59–241; lowest 0, highest 700. 2 sales went under contract on their listing date (0 days).                                                                                                        |

---

### 8.1.6 Discount from original list

|                        |                                                                                                                                                                                                       |
|------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>In simple terms</b> | 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. |
| <b>Statistically</b>   | $\text{Discount \%} = (\text{OriginalListPrice} - \text{Net}) \div \text{OriginalListPrice} \times 100$ , per sale; summarized by the mean.                                                           |
| <b>The data</b>        | 48 resale sales. Average 8.9%; median 7.9%; standard deviation 7.4%; middle half (25th–75th percentile) 3.6%–12.4%; lowest –3.4%, highest 30.6%. 1 sales closed above their first asking price.       |

---

### 8.1.7 Price cut before sale

|                        |                                                                                                         |
|------------------------|---------------------------------------------------------------------------------------------------------|
| <b>In simple terms</b> | The asking price was lowered at least once before the home went under contract.                         |
| <b>Statistically</b>   | Indicator: $\text{ListPrice at close} < \text{OriginalListPrice}$ . Reported as the share of sales (%). |
| <b>The data</b>        | 33 of 48 resale sales (68.8%).                                                                          |

---

### 8.1.8 Seller paid closing costs or repairs

|                        |                                                                                                                              |
|------------------------|------------------------------------------------------------------------------------------------------------------------------|
| <b>In simple terms</b> | The seller paid some of the buyer's closing costs or repairs.                                                                |
| <b>Statistically</b>   | Indicator: $\text{ACTRIS\_BuyersClsgCostPdbbySell} + \text{ACTRIS\_RepairsAmount} > 0$ . Reported as the share of sales (%). |
| <b>The data</b>        | 24 of 48 resale sales (50.0%).                                                                                               |

---

### 8.1.9 Has a view

|                        |                                                                                                                                                                                                                                           |
|------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>In simple terms</b> | The MLS says the home looks over something: a greenbelt or park, trees, golf course, hill country, water and similar.                                                                                                                     |
| <b>Statistically</b>   | 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. |
| <b>The data</b>        | 25 sales with a view, 22 without, 1 unclassified. Most common View entries: Trees/Woods 19, None 16, Neighborhood 16, Park/Greenbelt 12, Panoramic 2, Rural 1, Pond 1, Water 1.                                                           |

## 8.2 Methods

### 8.2.1 Data source

|                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>In simple terms</b> | Every figure comes from the Austin Board of REALTORS® MLS, read live by ALEX. No figure is estimated or typed in.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Statistically</b>   | Bridge Interactive RESO Web API (OData), ABOR dataset, every field returned. Filter: StandardStatus = Closed, PropertyType = Residential, City = Bastrop, SubdivisionName contains any of "the colony", "colony", "the colony coleton meadow", "colony riverside", "colony neches trails", "the colony mud", "the colony mud id", "colony mud", "colony mud id" (case-insensitive). A record is kept when its subdivision name belongs to the The Colony family, the same rule comparable sales use (it includes Colony Mud 1B Sec 4, The Colony - Coleton Meadow, Colony Riverside, Colony Neches Trails, proven adjacent and priced alike).                             |
| <b>The data</b>        | Pulled October 26, 2026: 181 closed The Colony records over the prior year, in ZIP 78602. 28 subdivision spellings kept, the most common: The Colony (130); The Colony - Coleton Meadow (13); The Colony Mud (5); Colony (3); The Colony - 50' (3); Colony Riverside (2); Colony Mud 1F Sec 2 (2); Colony Mud 1B (2); The Colony Mud 1A, Sec 1, (2); Colony Mud 1B Sec 4 (1); The Colony Mud 1B Sec 6 (1); Colony Mud 1B Sec 5 (1); and 16 more (16 records). Names found by the search but not part of The Colony, left out: The Colony (Bandera Pass) (4); The Colony - Bandera Pass (2); Del Webb Lost Pines at The Colony (1); Del Webb Lost Pines at the Colony (1). |

### 8.2.2 Study window

|                        |                                                                                                                                                                                                                                            |
|------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>In simple terms</b> | The most recent 365 days of closed sales: recent enough to describe today's market, long enough to give each group plenty of sales. The usual window is 180 days; it holds only 27 resale sales here (under 80), so the full year is used. |
| <b>Statistically</b>   | CloseDate from October 26, 2025 to October 25, 2026 inclusive.                                                                                                                                                                             |
| <b>The data</b>        | 180 single-family sales in the window: 48 resale, 132 new construction.                                                                                                                                                                    |

### 8.2.3 Resale and new construction

|                        |                                                                                                                                                                        |
|------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>In simple terms</b> | 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. |
| <b>Statistically</b>   | New construction = NewConstructionYN true, or PropertyCondition contains "New Construction" or "Under Construction". Everything else is resale.                        |
| <b>The data</b>        | 48 resale; 132 new construction.                                                                                                                                       |

### 8.2.4 Sales left out

|                        |                                                                                                                                                                                 |
|------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>In simple terms</b> | A few records cannot be used as entered and are left out before any analysis.                                                                                                   |
| <b>Statistically</b>   | Excluded: PropertySubType other than Single Family Residence; no OriginalListPrice; LivingArea under 400 SF; seller payments above 10% of ClosePrice (treated as entry errors). |
| <b>The data</b>        | 1 sale(s) with concessions above 10% of price                                                                                                                                   |

## 8.2.5 Quartiles and groups

|                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>In simple terms</b> | 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 \$326K".                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Statistically</b>   | Sort by the slicing variable; cut k sits at $\text{round}(nk/4)$ , $k = 1 \dots 3$ . A cut that would split tied values moves to the nearer edge of the tie. A group under 3 sales merges into its smaller neighbor. Range names use the next group's lowest value ("Under") and the previous group's highest value ("Over"/"After").                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>The data</b>        | <p><b>Quartiles by net sale price:</b> Under \$326K: \$259,400–\$325,600 (12 sales); \$326K–\$494K: \$326,000–\$493,500 (12 sales); \$495K–\$665K: \$495,000–\$665,000 (12 sales); Over \$665K: \$670,000–\$1,250,000 (12 sales)</p> <p><b>Quartiles by living area:</b> Under 2,134 SF: 1,447–1,998 SF (12 sales); 2,134–2,695 SF: 2,134–2,695 SF (12 sales); 2,738–3,072 SF: 2,738–3,072 SF (12 sales); Over 3,072 SF: 3,078–5,313 SF (12 sales)</p> <p><b>Quartiles by year built:</b> Before 2014: 2002–2013 (12 sales); 2014–2020: 2014–2020 (12 sales); 2021: 2021–2021 (9 sales); After 2021: 2022–2026 (15 sales)</p> <p><b>View and no view:</b> View: MLS lists a view (25 sales); No view: None or Neighborhood (22 sales)</p> |

## 8.2.6 Average and median

|                        |                                                                                                                                                                                                     |
|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>In simple terms</b> | 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.                                        |
| <b>Statistically</b>   | Mean $\bar{x} = (1/n) \sum x_i$ ; median = 50th percentile. Price, price per SF, living area and discount use the mean; days on market and year built use the median (skewed or whole-year values). |
| <b>The data</b>        | Net sale price: average \$524,749, median \$494,250. Days on market: average 181, median 152: the average is pulled up by a few long listings.                                                      |

## 8.2.7 Kruskal–Wallis test

|                        |                                                                                                                                                                                                                                                                                                                                                              |
|------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>In simple terms</b> | 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.                                                                                                                                                                                          |
| <b>Statistically</b>   | $H = [12/(n(n+1))] \sum R_j^2/n_j - 3(n+1)$ , compared with $\chi^2$ on $k - 1$ degrees of freedom (Kruskal & Wallis, 1952). Effect size $\epsilon^2 = H/(n - 1)$ : $\geq .01$ small, $\geq .06$ medium, $\geq .14$ large (Tomczak & Tomczak, 2014). A slice is tested only when every group has at least 5 sales; smaller groups are described, not tested. |
| <b>The data</b>        | Run on every measure in sections 3–5; each result is in 8.3.                                                                                                                                                                                                                                                                                                 |

## 8.2.8 Mann–Whitney U test

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

## 8.2.9 Chi-square test

|                        |                                                                                                                                                                                                                    |
|------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>In simple terms</b> | Checks whether a yes/no share (price cut, seller payment, view) differs between groups more than chance would.                                                                                                     |
| <b>Statistically</b>   | Pearson $\chi^2$ on the $2 \times k$ table of counts, no continuity correction (Pearson, 1900). Effect size Cramér's $V = \sqrt{\chi^2/n}$ : $\geq .10$ small, $\geq .30$ medium, $\geq .50$ large (Cramér, 1946). |
| <b>The data</b>        | Run on the three shares in every slice; results in 8.3.                                                                                                                                                            |

---

### 8.2.10 Real difference (significance)

|                        |                                                                                                                                                                                                                                             |
|------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>In simple terms</b> | "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.                                                         |
| <b>Statistically</b>   | 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.                                                    |
| <b>The data</b>        | 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

|                        |                                                                                                                                                                                  |
|------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>In simple terms</b> | A difference can be real but small. The size word (small, medium, large) says how much the groups pull apart.                                                                    |
| <b>Statistically</b>   | $\epsilon^2$ 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". |
| <b>The data</b>        | 13 real differences across the four slices; sizes are listed in 8.3.                                                                                                             |

---

### 8.2.12 Rounding in the text

|                        |                                                                                                                                                                                            |
|------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>In simple terms</b> | Headings and sentences round figures so they read easily; the tables at the end of each section give them in full.                                                                         |
| <b>Statistically</b>   | 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. |
| <b>The data</b>        | 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 = 27.44        | 3  | < 0.0001 | p < 0.0063 | Yes              | $\epsilon^2 = 0.584$ | large  |
| Living area                          | Kruskal-Wallis | H = 34.24        | 3  | < 0.0001 | p < 0.0063 | Yes              | $\epsilon^2 = 0.728$ | large  |
| Year built                           | Kruskal-Wallis | H = 11.61        | 3  | 0.0088   | p < 0.0063 | Unclear          | $\epsilon^2 = 0.247$ | large  |
| Days on market                       | Kruskal-Wallis | H = 15.19        | 3  | 0.0017   | p < 0.0063 | Yes              | $\epsilon^2 = 0.323$ | large  |
| Discount from original list          | Kruskal-Wallis | H = 8.40         | 3  | 0.0384   | p < 0.0063 | Unclear          | $\epsilon^2 = 0.179$ | large  |
| Price cut before sale                | Chi-square     | $\chi^2 = 10.38$ | 3  | 0.0156   | p < 0.0063 | Unclear          | Cramér's V = 0.465   | medium |
| Seller paid closing costs or repairs | Chi-square     | $\chi^2 = 0.67$  | 3  | 0.8810   | p < 0.0063 | Unclear          | Cramér's V = 0.118   | small  |
| Has a view                           | Chi-square     | $\chi^2 = 20.95$ | 3  | 0.0001   | p < 0.0063 | Yes              | Cramér's V = 0.661   | large  |

### 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 = 34.91        | 3  | < 0.0001 | p < 0.0063 | Yes              | $\epsilon^2 = 0.743$ | large  |
| Net price per SF                     | Kruskal-Wallis | H = 12.59        | 3  | 0.0056   | p < 0.0063 | Yes              | $\epsilon^2 = 0.268$ | large  |
| Year built                           | Kruskal-Wallis | H = 7.74         | 3  | 0.0518   | p < 0.0063 | Unclear          | $\epsilon^2 = 0.165$ | large  |
| Days on market                       | Kruskal-Wallis | H = 9.03         | 3  | 0.0289   | p < 0.0063 | Unclear          | $\epsilon^2 = 0.192$ | large  |
| Discount from original list          | Kruskal-Wallis | H = 9.24         | 3  | 0.0263   | p < 0.0063 | Unclear          | $\epsilon^2 = 0.197$ | large  |
| Price cut before sale                | Chi-square     | $\chi^2 = 9.60$  | 3  | 0.0223   | p < 0.0063 | Unclear          | Cramér's V = 0.447   | medium |
| Seller paid closing costs or repairs | Chi-square     | $\chi^2 = 0.67$  | 3  | 0.8810   | p < 0.0063 | Unclear          | Cramér's V = 0.118   | small  |
| Has a view                           | Chi-square     | $\chi^2 = 10.94$ | 3  | 0.0121   | p < 0.0063 | Unclear          | Cramér's V = 0.477   | medium |

### 8.3.3 Quartiles by year built

| Measure                              | Test           | Statistic        | df | p-value | Threshold  | Real difference? | Effect size          | Size   |
|--------------------------------------|----------------|------------------|----|---------|------------|------------------|----------------------|--------|
| Net sale price                       | Kruskal-Wallis | H = 19.17        | 3  | 0.0003  | p < 0.0063 | Yes              | $\epsilon^2 = 0.408$ | large  |
| Net price per SF                     | Kruskal-Wallis | H = 11.75        | 3  | 0.0083  | p < 0.0063 | Unclear          | $\epsilon^2 = 0.250$ | large  |
| Living area                          | Kruskal-Wallis | H = 16.67        | 3  | 0.0008  | p < 0.0063 | Yes              | $\epsilon^2 = 0.355$ | large  |
| Days on market                       | Kruskal-Wallis | H = 5.06         | 3  | 0.1674  | p < 0.0063 | Unclear          | $\epsilon^2 = 0.108$ | medium |
| Discount from original list          | Kruskal-Wallis | H = 0.73         | 3  | 0.8652  | p < 0.0063 | Unclear          | $\epsilon^2 = 0.016$ | small  |
| Price cut before sale                | Chi-square     | $\chi^2 = 6.11$  | 3  | 0.1064  | p < 0.0063 | Unclear          | Cramér's V = 0.357   | medium |
| Seller paid closing costs or repairs | Chi-square     | $\chi^2 = 1.04$  | 3  | 0.7905  | p < 0.0063 | Unclear          | Cramér's V = 0.148   | small  |
| Has a view                           | Chi-square     | $\chi^2 = 16.21$ | 3  | 0.0010  | p < 0.0063 | Yes              | Cramér's V = 0.581   | large  |

### 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 = 460.00      | —  | < 0.0001 | p < 0.0063 | Yes              | rank-biserial r = 0.673 | large      |
| Net price per SF                     | Mann-Whitney U | U = 459.00      | —  | < 0.0001 | p < 0.0063 | Yes              | rank-biserial r = 0.669 | large      |
| Living area                          | Mann-Whitney U | U = 415.00      | —  | 0.0029   | p < 0.0063 | Yes              | rank-biserial r = 0.509 | large      |
| Year built                           | Mann-Whitney U | U = 116.00      | —  | 0.0007   | p < 0.0063 | Yes              | rank-biserial r = 0.578 | large      |
| Days on market                       | Mann-Whitney U | U = 208.50      | —  | 0.1593   | p < 0.0063 | Unclear          | rank-biserial r = 0.242 | small      |
| Discount from original list          | Mann-Whitney U | U = 260.50      | —  | 0.7653   | p < 0.0063 | Unclear          | rank-biserial r = 0.053 | negligible |
| Price cut before sale                | Chi-square     | $\chi^2 = 0.41$ | 1  | 0.5219   | p < 0.0063 | Unclear          | Cramér's V = 0.093      | negligible |
| Seller paid closing costs or repairs | Chi-square     | $\chi^2 = 2.62$ | 1  | 0.1058   | p < 0.0063 | Unclear          | Cramér's V = 0.236      | small      |

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## 8.4 Data notes

Left out of the analysis: 132 new - construction sales (basic statistics only, section 7); 1 sale(s) with concessions above 10% of price. Statistics: Python, NumPy 2.5.3, SciPy 1.18.1.

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## 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 48 closed MLS resale sales; the 132 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.**