Elgin

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
98	**$265,500**	**$171**	**88 days**
single-family resale homes	average $356,857	average $186	average 120 days

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1. Summary

Resale homes · 98 sales · May 26, 2026 – November 21, 2026

This study looks at the **98 resale homes** sold in Elgin 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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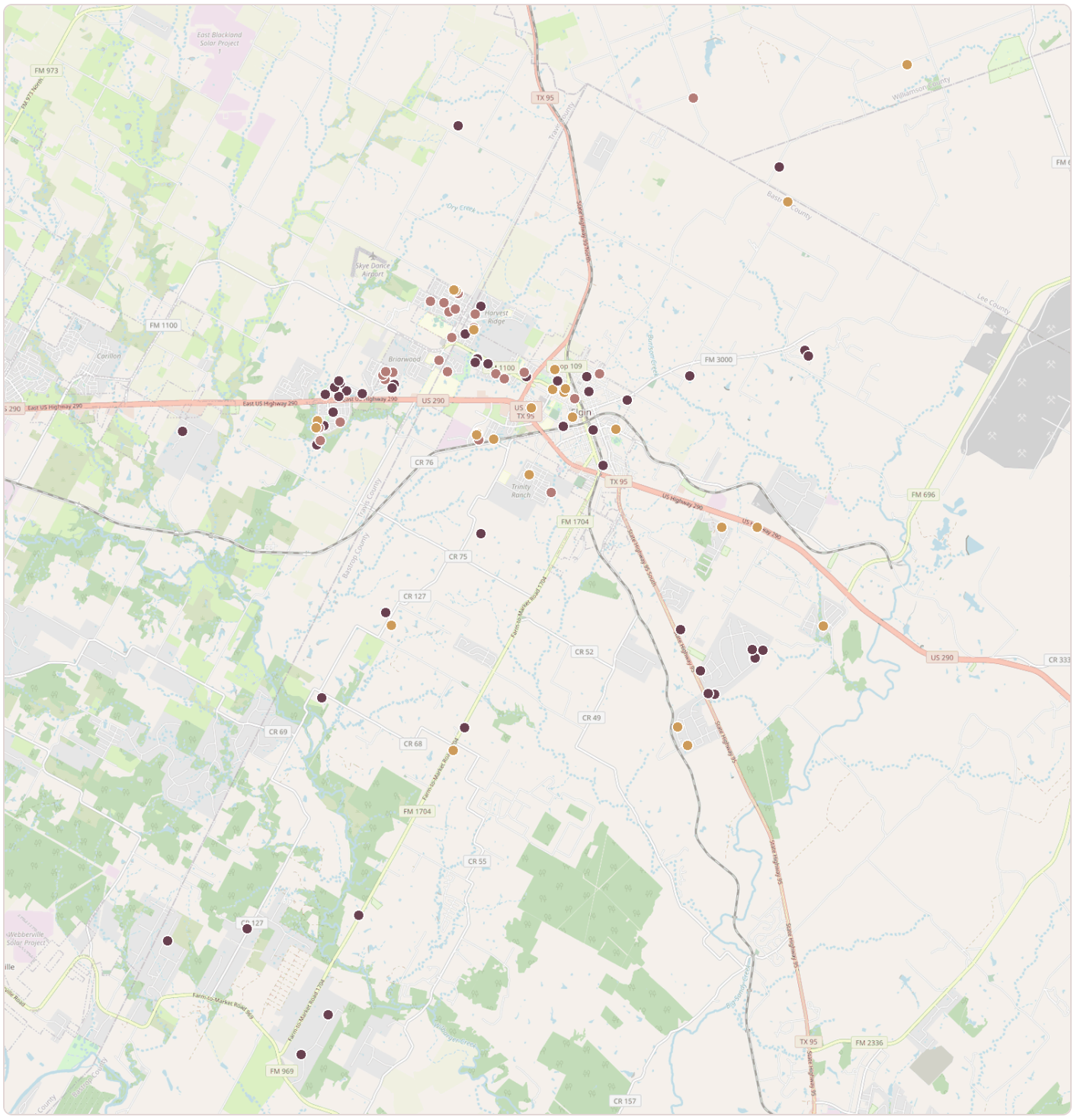
2. Where the resale homes sold

98 resale homes · colored by price range

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



● Under $219K · 24 sales ● $219K–$265K · 25 sales ● $266K–$419K · 25 sales ● Over $419K · 24 sales

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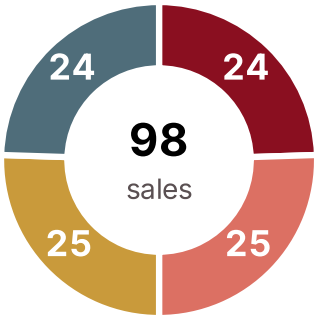
3. Quartiles by net sale price

Resale homes · 98 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.



Sales per group

- Under $219K: 24 sales (24%)
- $219K–$265K: 25 sales (26%)
- $266K–$419K: 25 sales (26%)
- Over $419K: 24 sales (24%)

Bottom line

- 71% of homes over $419K have a view, against 17% of homes under $219K.
- Homes over $419K are about 1,480 SF (106%) larger than homes under $219K.
- Homes over $419K sell for about $96 per SF (67%) more than homes under $219K.

3.1 Key differences

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

Under $219K $219K–$265K $266K–$419K Over $419K

Higher-priced homes Over $419K

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

Lower-priced homes Under $219K

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

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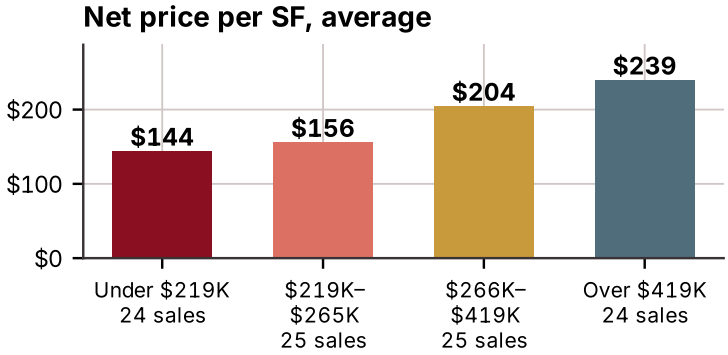
3.2 At a glance

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 $219K	$219K–$265K	$266K–$419K	Over $419K	Real difference?
Net price per SF	$144 per SF **Lowest**	$156 per SF	$204 per SF	$239 per SF **Highest**	✓ large
Living area	1,395 SF **Smallest**	1,703 SF	1,878 SF	2,876 SF **Largest**	✓ large
Year built	2006	2015	1999	2002	unclear
Days on market	80 days	66 days	79 days	100 days	unclear
Discount from original list	10.6%	9.4%	7.9%	9.2%	unclear
Price cut before sale	75%	68%	64%	67%	unclear
Seller paid closing costs or repairs	50%	72%	56%	46%	unclear
Has a view	17%	16% **Fewest**	32%	71% **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 $419K sell for about $96 per SF (67%) more than homes under $219K



The average is **$239 per SF** for homes over $419K and **$144 per SF** for homes under $219K. It rises step by step from the lowest range to the highest. Defined in 8.1.2.

✓ **Real difference** · large

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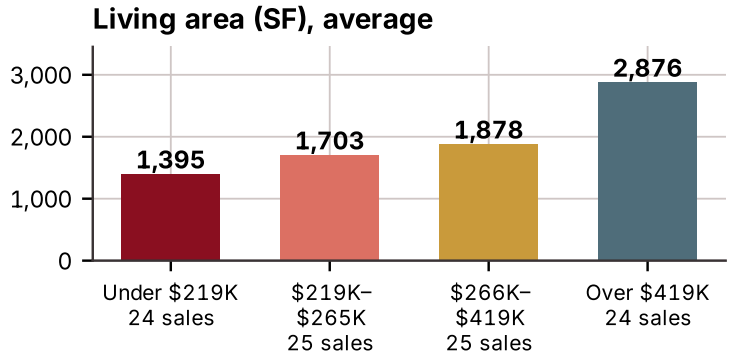
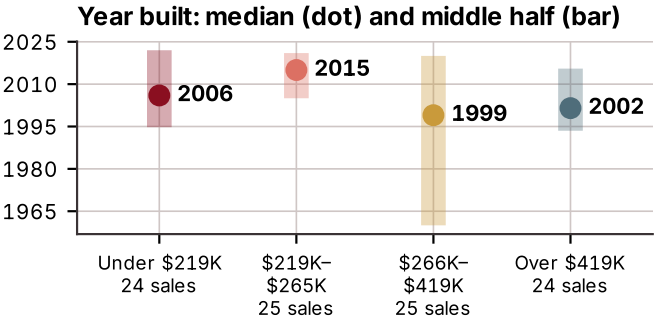
3.4 Homes over $419K are about 1,480 SF (106%) larger than homes under $219K



The average is **2,876 SF** for homes over $419K and **1,395 SF** for homes under $219K. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

✓ **Real difference** · large

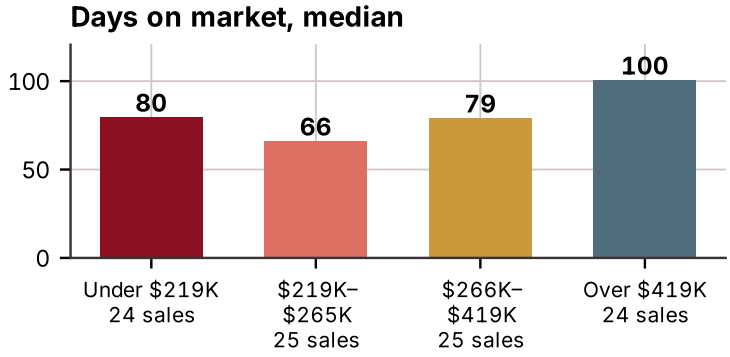
3.5 Year built: no clear difference



The median is **2002** for homes over $419K and **2006** for homes under $219K. It does not move in a straight line; homes $219K–$265K are highest. Defined in 8.1.4.

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

3.6 Days on market: no clear difference



The median is **100 days** for homes over $419K and **80 days** for homes under $219K. It does not move in a straight line; homes over $419K are highest. Defined in 8.1.5.

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

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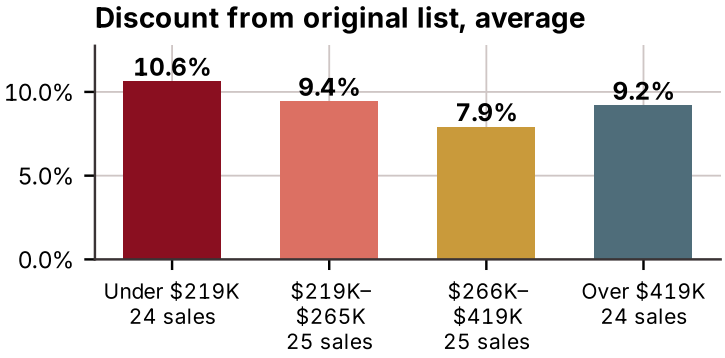
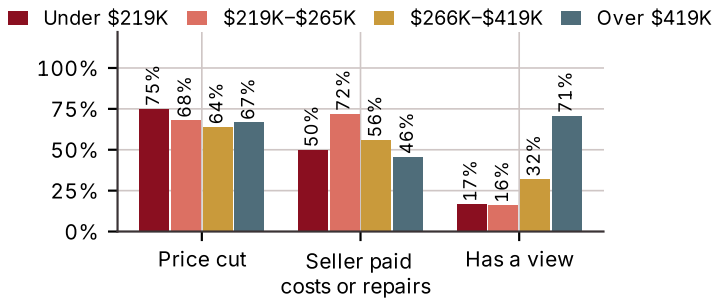
3.7 Discount from original list: no clear difference



The average is **9.2%** for homes over $419K and **10.6%** for homes under $219K. It does not move in a straight line; homes under $219K are highest.
Defined in 8.1.6.

– No clear difference · could be chance

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



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

- 67% of homes over $419K had a price cut before sale, against 75% of homes under $219K. Defined in 8.1.7.
- 46% of homes over $419K had the seller pay closing costs or repairs, against 50% of homes under $219K. Defined in 8.1.8.
- 71% of homes over $419K have a view, against 17% of homes under $219K. 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 $219K 24 sales	$219K–$265K 25 sales	$266K–$419K 25 sales	Over $419K 24 sales	All 98 sales	Real difference?
Net sale price average	$190,304	$243,130	$324,367	$675,720	$356,857	by design
Net price per SF average	$144	$156	$204	$239	$186	✓ large
Living area average	1,395	1,703	1,878	2,876	1,959	✓ large
Year built median	2006	2015	1999	2002	2006	unclear

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3.10 The numbers: selling

	Under $219K 24 sales	$219K–$265K 25 sales	$266K–$419K 25 sales	Over $419K 24 sales	All 98 sales	Real difference?
Days on market median	80	66	79	100	88	unclear
Discount from original list average	10.6%	9.4%	7.9%	9.2%	9.3%	unclear
Price cut before sale	75%	68%	64%	67%	68%	unclear
Seller paid closing costs or repairs	50%	72%	56%	46%	56%	unclear
Has a view	17%	16%	32%	71%	34%	✓ 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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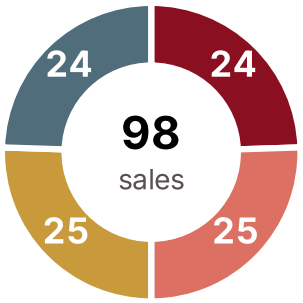
4. Quartiles by living area

Resale homes · 98 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 1,425 SF: 24 sales (24%)
- 1,425–1,760 SF: 25 sales (26%)
- 1,794–2,289 SF: 25 sales (26%)
- Over 2,289 SF: 24 sales (24%)

Bottom line

- Homes over 2,289 SF sell for about $371K (162%) more than homes under 1,425 SF.

4.1 Key differences

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

Under 1,425 SF · 1,425–1,760 SF · 1,794–2,289 SF · Over 2,289 SF

Larger homes Over 2,289 SF

- Sell for much more.

Smaller homes Under 1,425 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 1,425 SF	1,425–1,760 SF	1,794–2,289 SF	Over 2,289 SF	Real difference?
Net sale price	$229K Lowest	$268K	$337K	$599K Highest	✓ large
Net price per SF	$219 per SF	$171 per SF	$166 per SF	$187 per SF	unclear
Year built	2006	2009	2005	2006	unclear
Days on market	96 days	56 days	66 days	110 days	unclear
Discount from original list	9.7%	8.8%	9.4%	9.2%	unclear
Price cut before sale	62%	68%	76%	67%	unclear
Seller paid closing costs or repairs	50%	72%	60%	42%	unclear
Has a view	29%	28%	28%	50%	unclear

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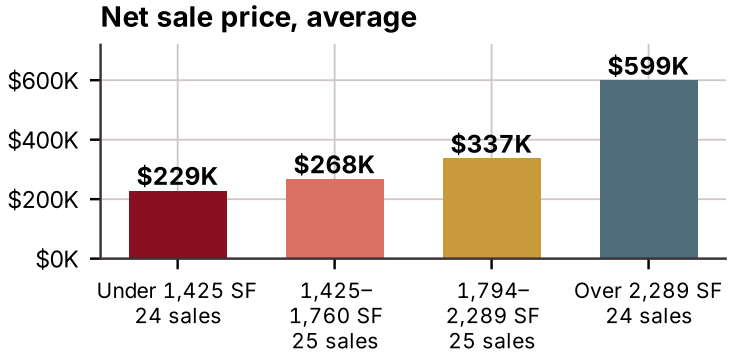
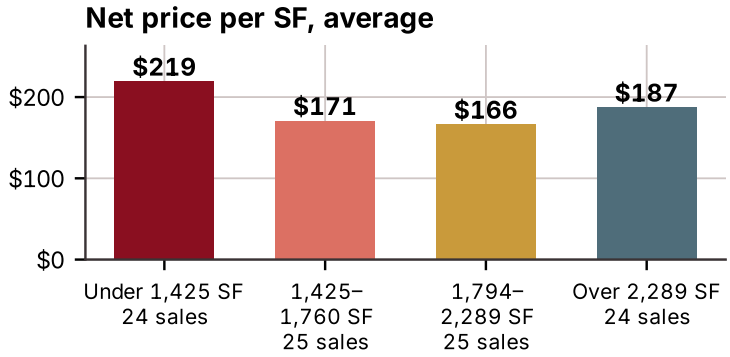
4.3 Homes over 2,289 SF sell for about $371K (162%) more than homes under 1,425 SF



The average is **$599K** for homes over 2,289 SF and **$229K** for homes under 1,425 SF. It rises step by step from the lowest range to the highest. Defined in 8.1.1.

✓ **Real difference** · large

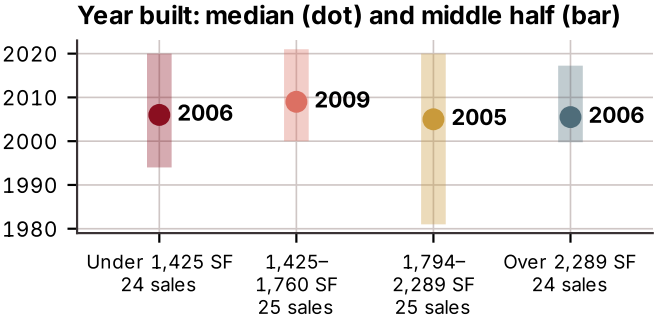
4.4 Net price per SF: no clear difference



The average is **$187 per SF** for homes over 2,289 SF and **$219 per SF** for homes under 1,425 SF. It does not move in a straight line; homes under 1,425 SF are highest. Defined in 8.1.2.

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

4.5 Year built: no clear difference



The median is **2006** for homes over 2,289 SF and **2006** for homes under 1,425 SF. It does not move in a straight line; homes 1,425–1,760 SF are highest. Defined in 8.1.4.

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

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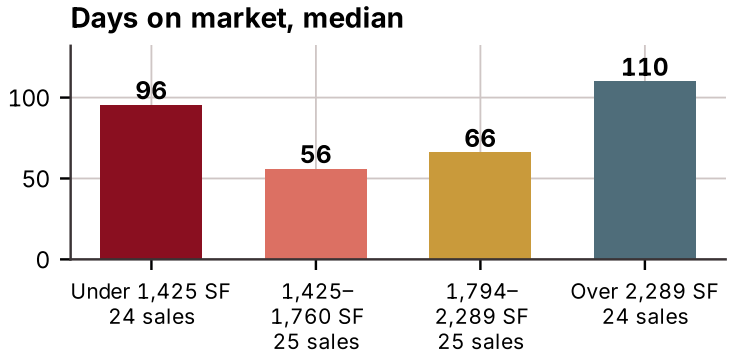
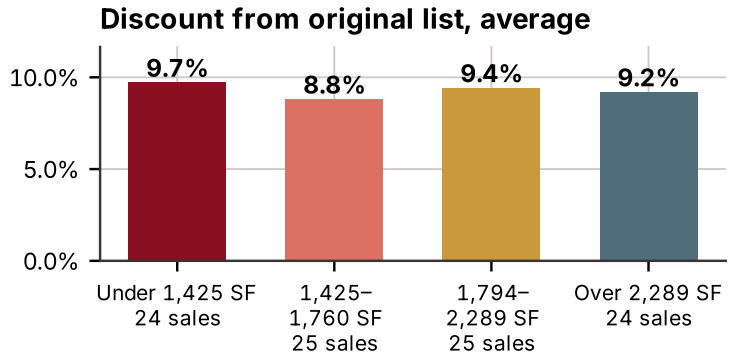
4.6 Days on market: no clear difference



The median is **110 days** for homes over 2,289 SF and **96 days** for homes under 1,425 SF. It does not move in a straight line; homes over 2,289 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 **9.2%** for homes over 2,289 SF and **9.7%** for homes under 1,425 SF. It does not move in a straight line; homes under 1,425 SF are highest. Defined in 8.1.6.

– No clear difference · could be chance

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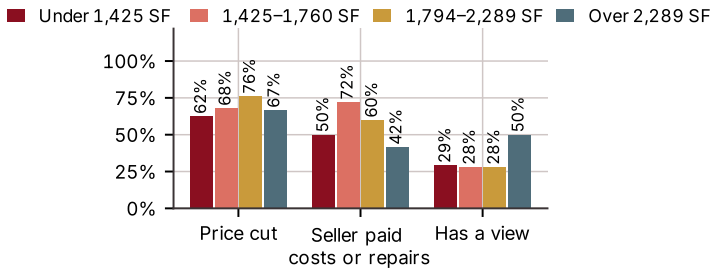
4.8 How often: price cut before sale, seller paid closing costs or repairs, has a view



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

- 67% of homes over 2,289 SF had a price cut before sale, against 62% of homes under 1,425 SF. Defined in 8.1.7.
- 42% of homes over 2,289 SF had the seller pay closing costs or repairs, against 50% of homes under 1,425 SF. Defined in 8.1.8.
- 50% of homes over 2,289 SF have a view, against 29% of homes under 1,425 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 1,425 SF 24 sales	1,425–1,760 SF 25 sales	1,794–2,289 SF 25 sales	Over 2,289 SF 24 sales	All 98 sales	Real difference?
Net sale price average	$228,541	$267,569	$336,815	$599,060	$356,857	✓ large
Net price per SF average	$219	$171	$166	$187	$186	unclear
Living area average	1,132	1,557	2,025	3,137	1,959	by design
Year built median	2006	2009	2005	2006	2006	unclear

4.10 The numbers: selling

	Under 1,425 SF 24 sales	1,425–1,760 SF 25 sales	1,794–2,289 SF 25 sales	Over 2,289 SF 24 sales	All 98 sales	Real difference?
Days on market median	96	56	66	110	88	unclear
Discount from original list average	9.7%	8.8%	9.4%	9.2%	9.3%	unclear
Price cut before sale	62%	68%	76%	67%	68%	unclear
Seller paid closing costs or repairs	50%	72%	60%	42%	56%	unclear
Has a view	29%	28%	28%	50%	34%	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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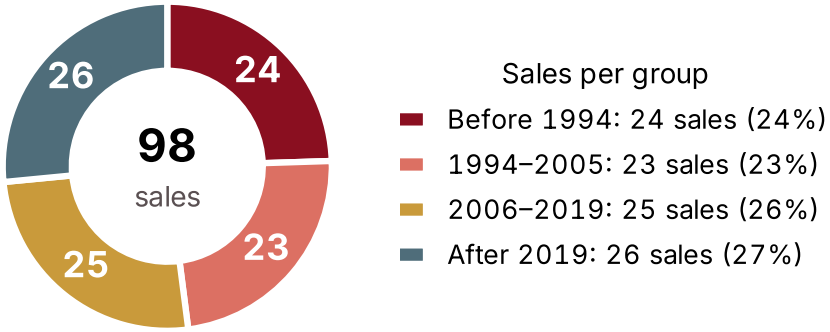
5. Quartiles by year built

Resale homes · 98 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 1994	1994–2005	2006–2019	After 2019	Real difference?
Net sale price	$375K	$364K	$404K	$288K	unclear
Net price per SF	$190 per SF	$209 per SF	$183 per SF	$163 per SF	unclear
Living area	2,011 SF	1,939 SF	2,111 SF	1,784 SF	unclear
Days on market	63 days	105 days	62 days	76 days	unclear
Discount from original list	6.0%	12.4%	8.3%	10.5%	unclear
Price cut before sale	42%	83%	68%	81%	unclear
Seller paid closing costs or repairs	38%	57%	68%	62%	unclear
Has a view	54%	39%	32%	12%	unclear

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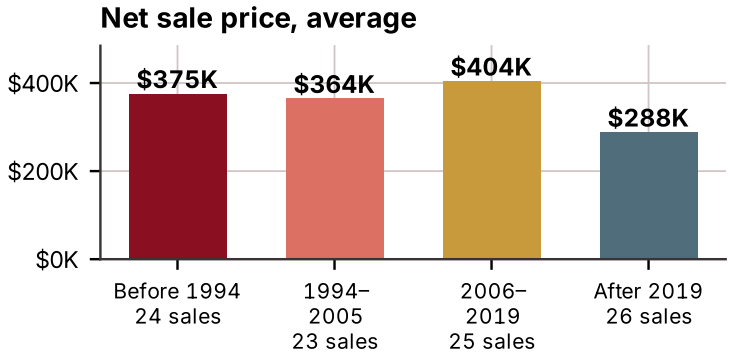
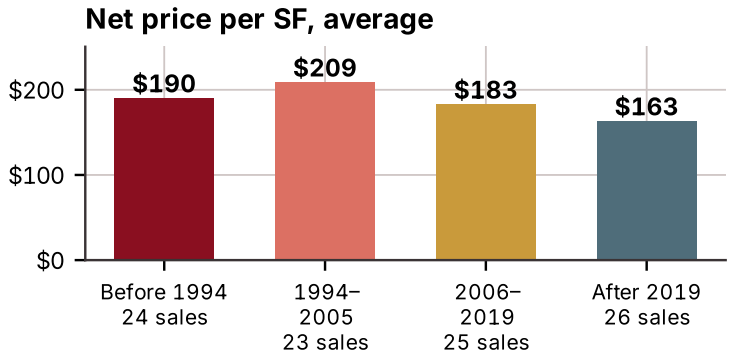
5.3 Net sale price: no clear difference



The average is **$288K** for homes built after 2019 and **$375K** for homes built before 1994. It does not move in a straight line; homes built 2006–2019 are highest. Defined in 8.1.1.

– No clear difference · could be chance

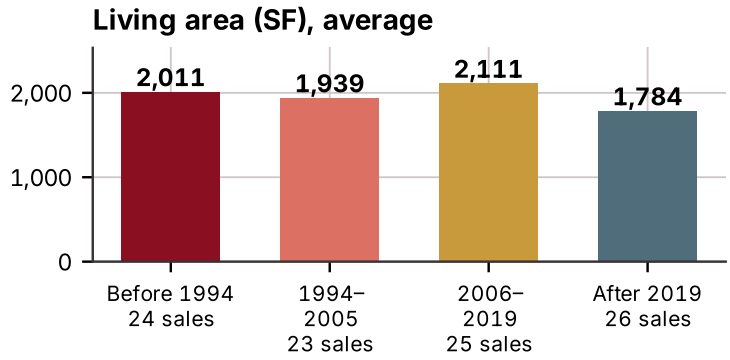
5.4 Net price per SF: no clear difference



The average is **$163 per SF** for homes built after 2019 and **$190 per SF** for homes built before 1994. It does not move in a straight line; homes built 1994–2005 are highest. Defined in 8.1.2.

– No clear difference · could be chance

5.5 Living area: no clear difference



The average is **1,784 SF** for homes built after 2019 and **2,011 SF** for homes built before 1994. It does not move in a straight line; homes built 2006–2019 are highest. Defined in 8.1.3.

– No clear difference · could be chance

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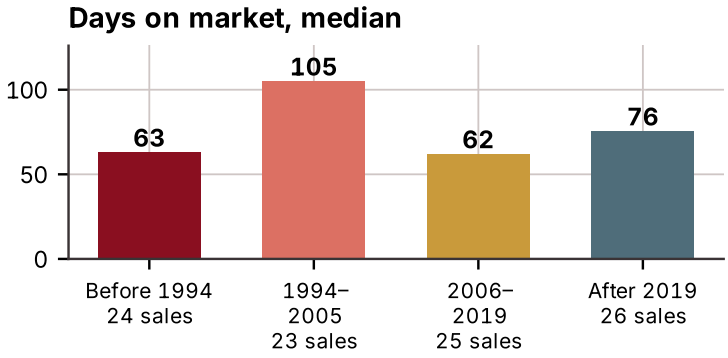
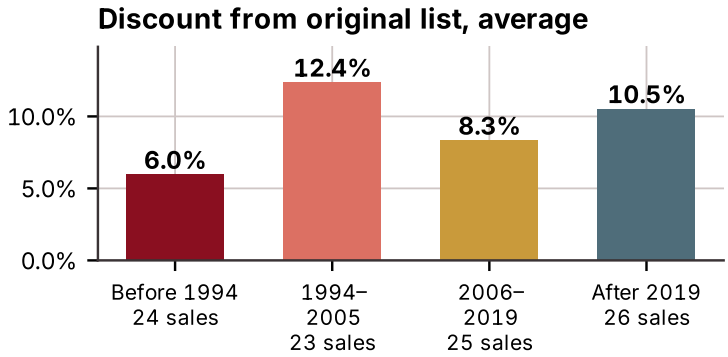
5.6 Days on market: no clear difference



The median is **76 days** for homes built after 2019 and **63 days** for homes built before 1994. It does not move in a straight line; homes built 1994–2005 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 **10.5%** for homes built after 2019 and **6.0%** for homes built before 1994. It does not move in a straight line; homes built 1994–2005 are highest. Defined in 8.1.6.

– No clear difference · could be chance

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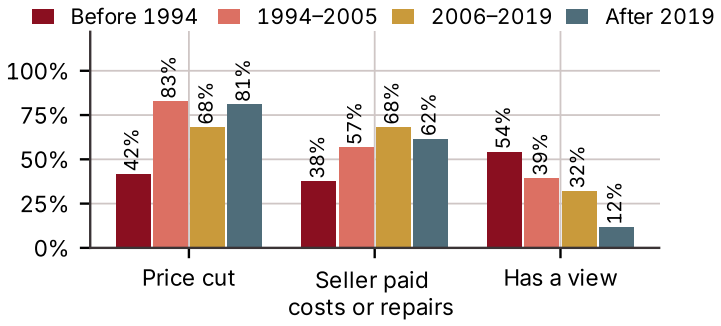
5.8 How often: price cut before sale, seller paid closing costs or repairs, has a view



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

- 81% of homes built after 2019 had a price cut before sale, against 42% of homes built before 1994. Defined in 8.1.7.
- 62% of homes built after 2019 had the seller pay closing costs or repairs, against 38% of homes built before 1994. Defined in 8.1.8.
- 12% of homes built after 2019 have a view, against 54% of homes built before 1994. 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 1994 24 sales	1994–2005 23 sales	2006–2019 25 sales	After 2019 26 sales	All 98 sales	Real difference?
Net sale price average	$375,436	$364,278	$403,824	$287,983	$356,857	unclear
Net price per SF average	$190	$209	$183	$163	$186	unclear
Living area average	2,011	1,939	2,111	1,784	1,959	unclear
Year built median	1967	2001	2015	2022	2006	by design

5.10 The numbers: selling

	Before 1994 24 sales	1994–2005 23 sales	2006–2019 25 sales	After 2019 26 sales	All 98 sales	Real difference?
Days on market median	63	105	62	76	88	unclear
Discount from original list average	6.0%	12.4%	8.3%	10.5%	9.3%	unclear
Price cut before sale	42%	83%	68%	81%	68%	unclear
Seller paid closing costs or repairs	38%	57%	68%	62%	56%	unclear
Has a view	54%	39%	32%	12%	34%	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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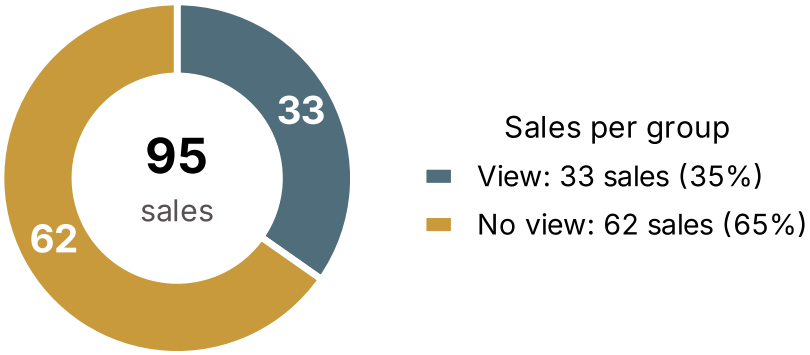
6. View and no view

Resale homes · 98 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 $75 per SF (47%) more than homes without a view.
- Homes with a view sell for about $203K (70%) more than homes without a view.
- Homes with a view are about 12 years older 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 more per square foot.
- Sell for much more.
- Tend to be older.

Homes without a view no view listed

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

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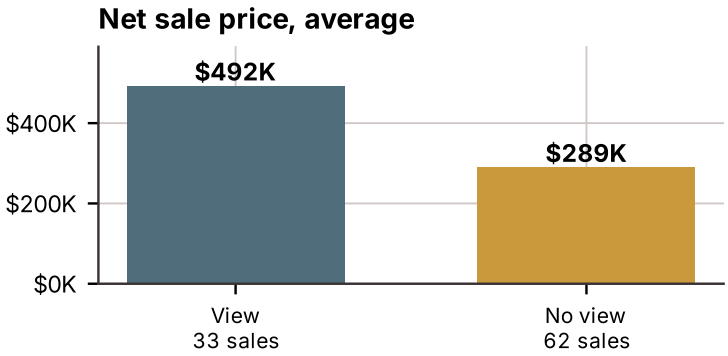
6.2 At a glance

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	$492K **Highest**	$289K **Lowest**	✓ large
Net price per SF	$235 per SF **Highest**	$160 per SF **Lowest**	✓ large
Living area	2,167 SF	1,858 SF	unclear
Year built	2000 **Oldest**	2012 **Newest**	✓ medium
Days on market	94 days	80 days	unclear
Discount from original list	8.1%	9.5%	unclear
Price cut before sale	64%	69%	unclear
Seller paid closing costs or repairs	58%	56%	unclear

6.3 Homes with a view sell for about $203K (70%) more than homes without a view



The average is **$492K** for homes with a view and **$289K** for homes without a view. Defined in 8.1.1.

✓ **Real difference** · large

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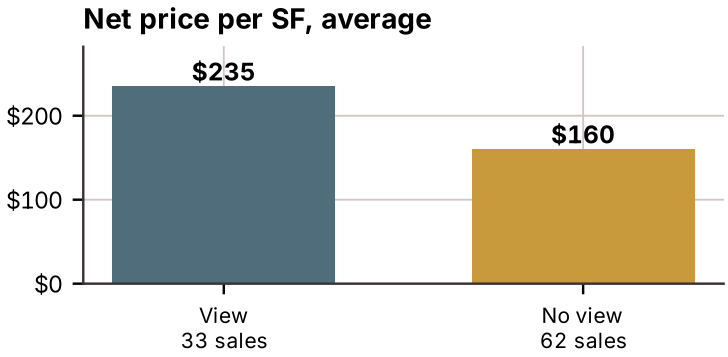
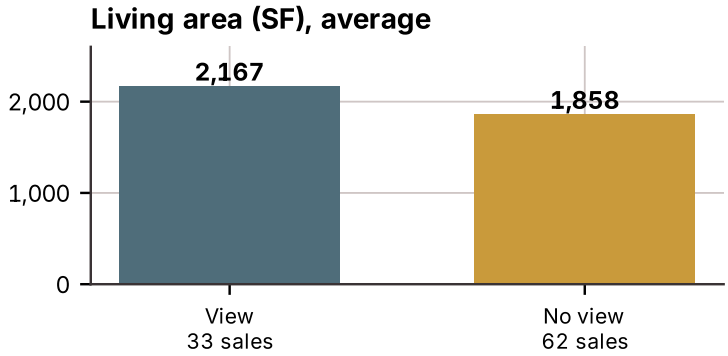
6.4 Homes with a view sell for about $75 per SF (47%) more than homes without a view



The average is **$235 per SF** for homes with a view and **$160 per SF** for homes without a view. Defined in 8.1.2.

✓ **Real difference** · large

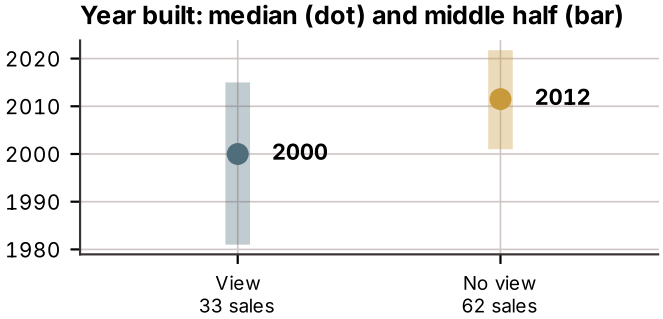
6.5 Living area: no clear difference



The average is **2,167 SF** for homes with a view and **1,858 SF** for homes without a view. Defined in 8.1.3.

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

6.6 Homes with a view are about 12 years older than homes without a view



The median is **2000** for homes with a view and **2012** for homes without a view. Defined in 8.1.4.

✓ **Real difference** · medium

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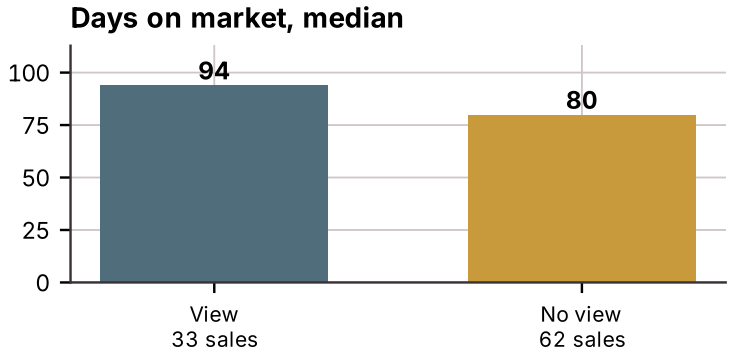
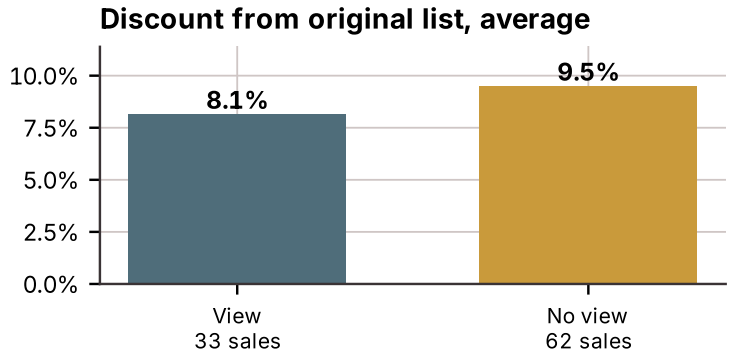
6.7 Days on market: no clear difference



The median is **94 days** for homes with a view and **80 days** for homes without a view. Defined in 8.1.5.

– No clear difference · could be chance

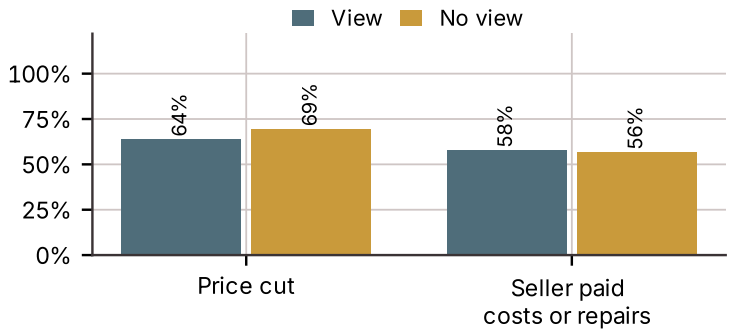
6.8 Discount from original list: no clear difference



The average is **8.1%** for homes with a view and **9.5%** 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.

- 64% of homes with a view had a price cut before sale, against 69% of homes without a view. Defined in 8.1.7.
- 58% of homes with a view had the seller pay closing costs or repairs, against 56% 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 33 sales	No view 62 sales	All 95 sales	Real difference?
Net sale price average	$491,860	$289,100	$359,533	✓ large
Net price per SF average	$235	$160	$186	✓ large
Living area average	2,167	1,858	1,965	unclear
Year built median	2000	2012	2006	✓ medium

6.11 The numbers: selling

	View 33 sales	No view 62 sales	All 95 sales	Real difference?
Days on market median	94	80	88	unclear
Discount from original list average	8.1%	9.5%	9.0%	unclear
Price cut before sale	64%	69%	67%	unclear
Seller paid closing costs or repairs	58%	56%	57%	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 · 222 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: 222 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 Elgin.

Measure	Average	Median
Sales		222
Net sale price	**$281,827**	$271,646
Net price per SF	**$154**	$152
Living area (SF)	**1,852**	1,804
Days on market	**105**	76
Discount from original list	**8.2%**	7.4%
Price cut before sale		61% of sales
Seller paid closing costs or repairs		75% of sales
Year built		2023–2026

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 98 resale sales. Average $356,857; median $265,500; standard deviation $248,836; middle half (25th–75th percentile) $219,395–$415,625; lowest $144,500, highest $2,000,000. 55 sales had a seller payment; their median payment was $9,273.

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 98 resale sales. Average $186; median $171; standard deviation $87; middle half (25th–75th percentile) $134–$208; lowest $74, highest $790.

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 98 resale sales. Average 1,959; median 1,777; standard deviation 918; middle half (25th–75th percentile) 1,431–2,270; lowest 500, highest 7,015.

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 98 resale sales. Average 2000; median 2006; standard deviation 27; middle half (25th–75th percentile) 1994–2020; lowest 1900, highest 2024.

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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 98 resale sales. Average 120; median 88; standard deviation 113; middle half (25th–75th percentile) 39–166; lowest 2, highest 535. 0 sales went under contract on their listing date (0 days).

8.1.6 Discount from original list

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

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

The data 98 resale sales. Average 9.3%; median 9.0%; standard deviation 8.5%; middle half (25th–75th percentile) 4.1%–14.7%; lowest −23.5%, highest 32.4%. 9 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 67 of 98 resale sales (68.4%).

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 55 of 98 resale sales (56.1%).

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 33 sales with a view, 62 without, 3 unclassified. Most common View entries: None 44, Trees/Woods 24, Neighborhood 24, Pasture 12, Rural 8, See Remarks 4, Park/Greenbelt 4, Hill Country 3.

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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 = Elgin.

The data Pulled November 22, 2026: 624 closed Elgin records over the prior year. ZIP codes: 1, the most sales in 78621.

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 320 single-family sales in the window: 98 resale, 222 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 98 resale; 222 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 13 sale(s) other than single-family homes (condo, townhome and similar); 3 sale(s) with concessions above 10% of price

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8.2.5 Quartiles and groups

In simple terms Sales lined up from lowest to highest and cut into four groups of about equal size. Each group is named by its range, for example “Under $219K”.

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 $219K: $144,500–$215,000 (24 sales); $219K–$265K: $219,197–$265,000 (25 sales); $266K–$419K: $266,000–$419,000 (25 sales); Over $419K: $433,000–$2,000,000 (24 sales)
Quartiles by living area: Under 1,425 SF: 500–1,398 SF (24 sales); 1,425–1,760 SF: 1,425–1,760 SF (25 sales); 1,794–2,289 SF: 1,794–2,289 SF (25 sales); Over 2,289 SF: 2,335–7,015 SF (24 sales)
Quartiles by year built: Before 1994: 1900–1992 (24 sales); 1994–2005: 1994–2005 (23 sales); 2006–2019: 2006–2019 (25 sales); After 2019: 2020–2024 (26 sales)
View and no view: View: MLS lists a view (33 sales); No view: None or Neighborhood (62 sales)

8.2.6 Average and median

In simple terms The average adds the values and divides by how many; one very expensive home can pull it up. The median is the middle value, with half above and half below.

Statistically Mean $\bar{x} = (1/n)\ \Sigma\ x_i$; median = 50th percentile. Price, price per SF, living area and discount use the mean; days on market and year built use the median (skewed or whole-year values).

The data Net sale price: average $356,857, median $265,500. Days on market: average 120, median 88: the average is pulled up by a few long listings.

8.2.7 Kruskal–Wallis test

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

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

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

8.2.8 Mann–Whitney U test

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

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

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

8.2.9 Chi-square test

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

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

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

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8.2.10 Real difference (significance)

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

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

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

8.2.11 Size of a difference

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

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

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

8.2.12 Rounding in the text

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

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

The data Days on market is always shown in days.

8.3 Test results

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

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8.3.1 Quartiles by net sale price

Measure	Test	Statistic	df	p-value	Threshold	Real difference?	Effect size	Size
Net price per SF	Kruskal–Wallis	H = 36.11	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.372$	large
Living area	Kruskal–Wallis	H = 42.29	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.436$	large
Year built	Kruskal–Wallis	H = 5.86	3	0.1187	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.060$	medium
Days on market	Kruskal–Wallis	H = 0.82	3	0.8444	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.008$	negligible
Discount from original list	Kruskal–Wallis	H = 1.88	3	0.5976	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.019$	small
Price cut before sale	Chi-square	$\chi^2 = 0.74$	3	0.8632	p < 0.0063	**Unclear**	Cramér's V = 0.087	negligible
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 3.96$	3	0.2662	p < 0.0063	**Unclear**	Cramér's V = 0.201	small
Has a view	Chi-square	$\chi^2 = 21.47$	3	< 0.0001	p < 0.0063	**Yes**	Cramér's V = 0.468	medium

8.3.2 Quartiles by living area

Measure	Test	Statistic	df	p-value	Threshold	Real difference?	Effect size	Size
Net sale price	Kruskal–Wallis	H = 39.67	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.409$	large
Net price per SF	Kruskal–Wallis	H = 5.02	3	0.1700	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.052$	small
Year built	Kruskal–Wallis	H = 0.54	3	0.9100	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.006$	negligible
Days on market	Kruskal–Wallis	H = 4.91	3	0.1785	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.051$	small
Discount from original list	Kruskal–Wallis	H = 0.23	3	0.9734	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.002$	negligible
Price cut before sale	Chi-square	$\chi^2 = 1.09$	3	0.7797	p < 0.0063	**Unclear**	Cramér's V = 0.105	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 5.11$	3	0.1636	p < 0.0063	**Unclear**	Cramér's V = 0.228	small
Has a view	Chi-square	$\chi^2 = 3.80$	3	0.2835	p < 0.0063	**Unclear**	Cramér's V = 0.197	small

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8.3.3 Quartiles by year built

Measure	Test	Statistic	df	p-value	Threshold	Real difference?	Effect size	Size
Net sale price	Kruskal–Wallis	$H = 3.54$	3	0.3157	$p < 0.0063$	**Unclear**	$\varepsilon^2 = 0.036$	small
Net price per SF	Kruskal–Wallis	$H = 3.44$	3	0.3282	$p < 0.0063$	**Unclear**	$\varepsilon^2 = 0.036$	small
Living area	Kruskal–Wallis	$H = 1.82$	3	0.6109	$p < 0.0063$	**Unclear**	$\varepsilon^2 = 0.019$	small
Days on market	Kruskal–Wallis	$H = 3.26$	3	0.3535	$p < 0.0063$	**Unclear**	$\varepsilon^2 = 0.034$	small
Discount from original list	Kruskal–Wallis	$H = 8.31$	3	0.0401	$p < 0.0063$	**Unclear**	$\varepsilon^2 = 0.086$	medium
Price cut before sale	Chi-square	$\chi^2 = 11.92$	3	0.0077	$p < 0.0063$	**Unclear**	Cramér's V = 0.349	medium
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 5.12$	3	0.1630	$p < 0.0063$	**Unclear**	Cramér's V = 0.229	small
Has a view	Chi-square	$\chi^2 = 10.55$	3	0.0144	$p < 0.0063$	**Unclear**	Cramér's V = 0.328	medium

8.3.4 View and no view

Measure	Test	Statistic	df	p-value	Threshold	Real difference?	Effect size	Size
Net sale price	Mann–Whitney U	U = 1,576.00	—	< 0.0001	$p < 0.0063$	**Yes**	rank-biserial r = 0.541	large
Net price per SF	Mann–Whitney U	U = 1,584.00	—	< 0.0001	$p < 0.0063$	**Yes**	rank-biserial r = 0.548	large
Living area	Mann–Whitney U	U = 1,248.50	—	0.0786	$p < 0.0063$	**Unclear**	rank-biserial r = 0.220	small
Year built	Mann–Whitney U	U = 671.50	—	0.0060	$p < 0.0063$	**Yes**	rank-biserial r = 0.344	medium
Days on market	Mann–Whitney U	U = 1,041.00	—	0.8912	$p < 0.0063$	**Unclear**	rank-biserial r = 0.018	negligible
Discount from original list	Mann–Whitney U	U = 952.00	—	0.5816	$p < 0.0063$	**Unclear**	rank-biserial r = 0.069	negligible
Price cut before sale	Chi-square	$\chi^2 = 0.32$	1	0.5714	$p < 0.0063$	**Unclear**	Cramér's V = 0.058	negligible
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 0.01$	1	0.9161	$p < 0.0063$	**Unclear**	Cramér's V = 0.011	negligible

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8.4 Data notes

Left out of the analysis: 222 new-construction sales (basic statistics only, section 7); 13 sale(s) other than single-family homes (condo, townhome and similar); 3 sale(s) with concessions above 10% of price. 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 98 closed MLS resale sales; the 222 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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