# Bastrop County

Austin-Round Rock-San Marcos, 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
Version 2.4
November 22, 2026 · 7:03 AM CST

**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 |
|---|---|---|---|
| **342** | **$340,000** | **$191** | **82 days** |
| single-family resale homes | average $412,802 | average $205 | average 126 days |

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# 1. Summary

Resale homes · 342 sales · May 26, 2026 – November 21, 2026

This study looks at the **342 resale homes** sold in Bastrop County 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.

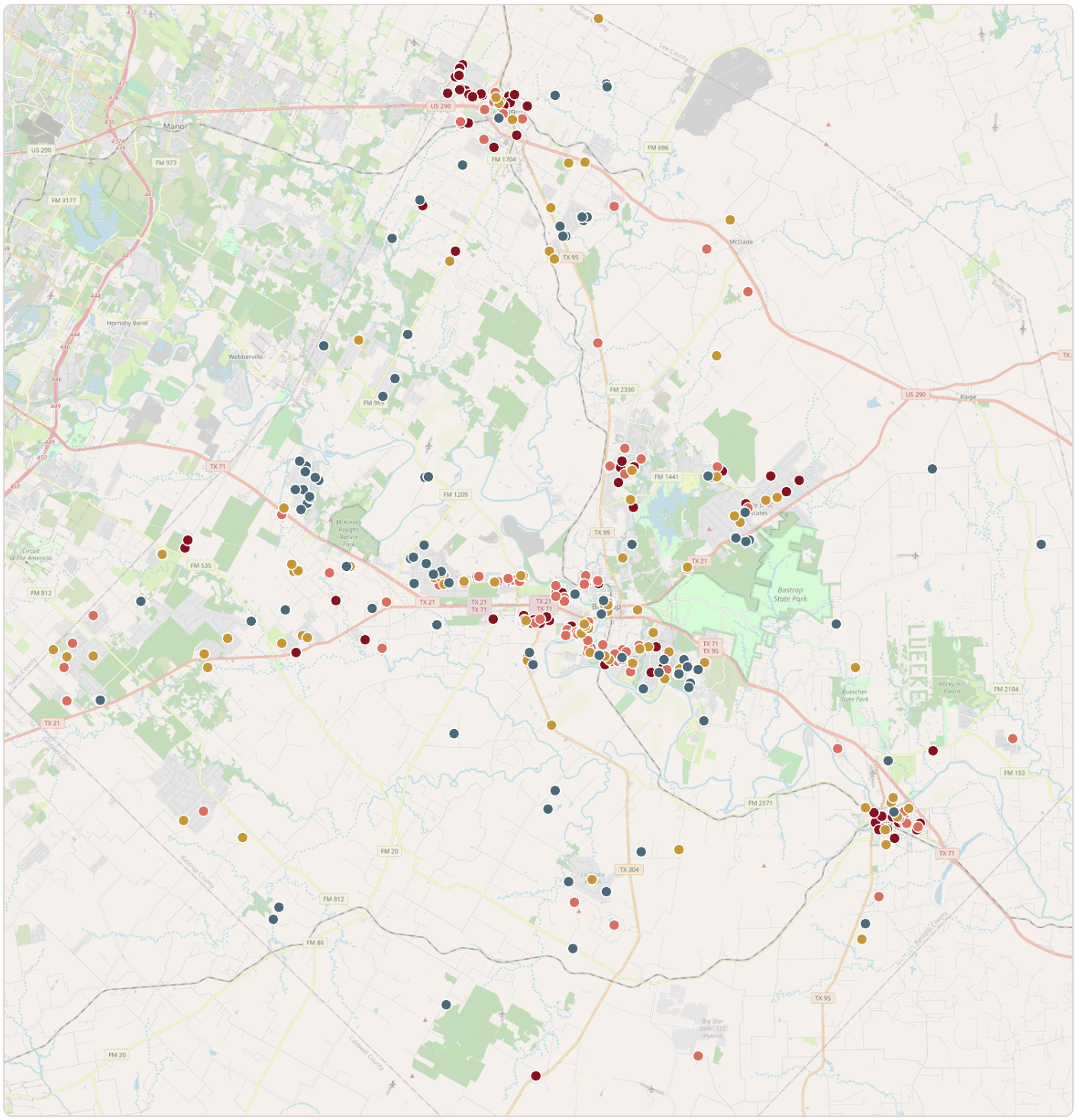
Each comparison has its own section (3–6) with everything about it in one place: the key differences, a table of every measure at a glance, the charts and the numbers.


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# 2. Where the resale homes sold

342 resale homes · colored by price range

Each dot is one resale home, colored by its price range. The map is drawn around the middle 99% of sales; 4 sales with map points far outside the area are left off it (they stay in every figure).



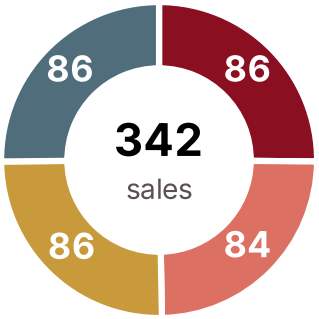

● Under $280K · 86 sales ● $280K–$339K · 84 sales ● $340K–$502K · 86 sales ● Over $502K · 86 sales


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# 3. Quartiles by net sale price

Resale homes · 342 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 $280K: 86 sales (25%)
- $280K–$339K: 84 sales (25%)
- $340K–$502K: 86 sales (25%)
- Over $502K: 86 sales (25%)

**Bottom line**

- Homes over $502K are about 1,330 SF (90%) larger than homes under $280K.
- 80% of homes over $502K have a view, against 29% of homes under $280K.
- Homes over $502K sell for about $95 per SF (58%) more than homes under $280K.
- Homes over $502K sell about 5 percentage points closer to their first asking price than homes under $280K.

## 3.1 Key differences

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

Under $280K $280K–$339K $340K–$502K Over $502K

**Higher-priced homes** Over $502K

- Are much larger.
- Are more likely to have a view.
- Sell for more per square foot.
- Sell closer to their first asking price.
- Tend to be newer.

**Lower-priced homes** Under $280K

- Are much smaller.
- Are less likely to have a view.
- Sell for less per square foot.
- Sell further below their first asking price.
- Tend to be older.


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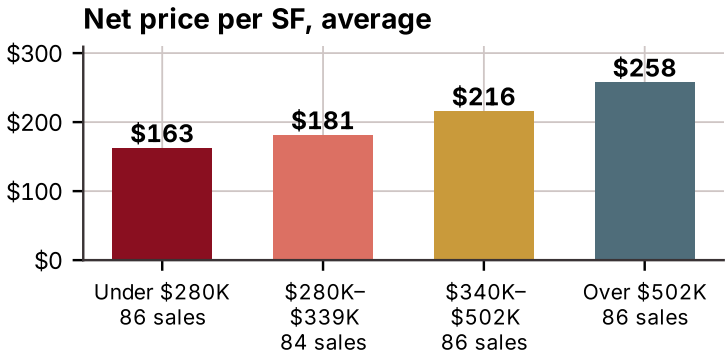
## 3.2 At a glance

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 $280K | $280K–$339K | $340K–$502K | Over $502K | Real difference? |
|---|---|---|---|---|---|
| **Net price per SF** | $163 per SF **Lowest** | $181 per SF | $216 per SF | $258 per SF **Highest** | ✓ large |
| **Living area** | 1,480 SF **Smallest** | 1,815 SF | 2,032 SF | 2,811 SF **Largest** | ✓ large |
| **Year built** | 2001 **Oldest** | 2016 **Newest** | 2006 | 2011 | ✓ small |
| Days on market | 88 days | 84 days | 80 days | 82 days | unclear |
| **Discount from original list** | 12.9% **Biggest** | 8.9% | 8.6% | 8.1% **Smallest** | ✓ small |
| Price cut before sale | 76% | 55% | 64% | 57% | unclear |
| Seller paid closing costs or repairs | 53% | 56% | 60% | 49% | unclear |
| **Has a view** | 29% **Fewest** | 35% | 56% | 80% **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 $502K sell for about $95 per SF (58%) more than homes under $280K

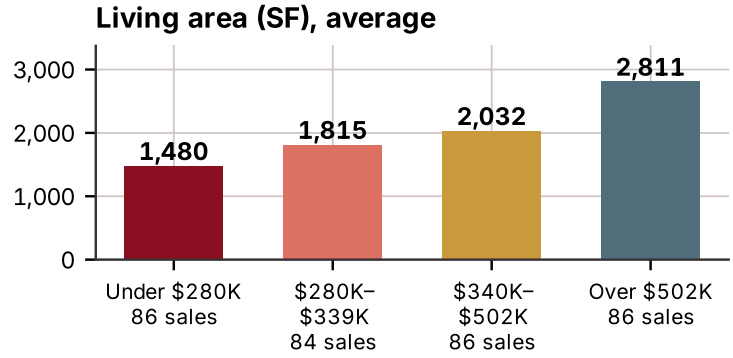



The average is **$258 per SF** for homes over $502K and **$163 per SF** for homes under $280K. It rises step by step from the lowest range to the highest. Defined in 8.1.2.

✓ **Real difference** · large

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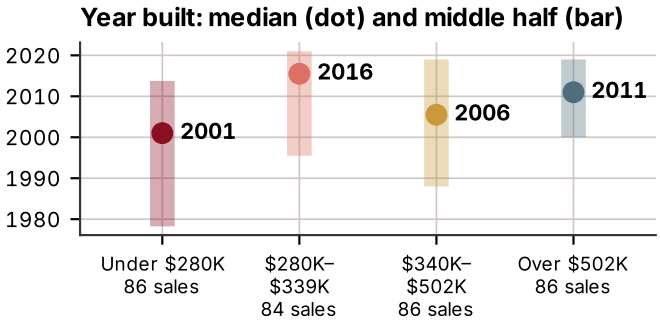
## 3.4 Homes over $502K are about 1,330 SF (90%) larger than homes under $280K




The average is **2,811 SF** for homes over $502K and **1,480 SF** for homes under $280K. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

✓ **Real difference** · large

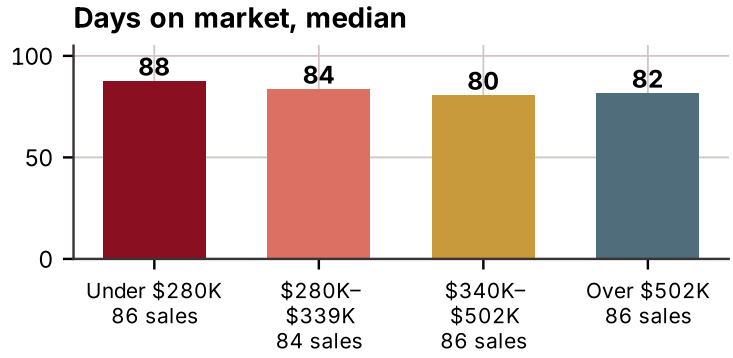
## 3.5 Homes over $502K are about 10 years newer than homes under $280K




The median is **2011** for homes over $502K and **2001** for homes under $280K. It does not move in a straight line; homes $280K–$339K are highest. Defined in 8.1.4.

✓ **Real difference** · small

## 3.6 Days on market: no clear difference

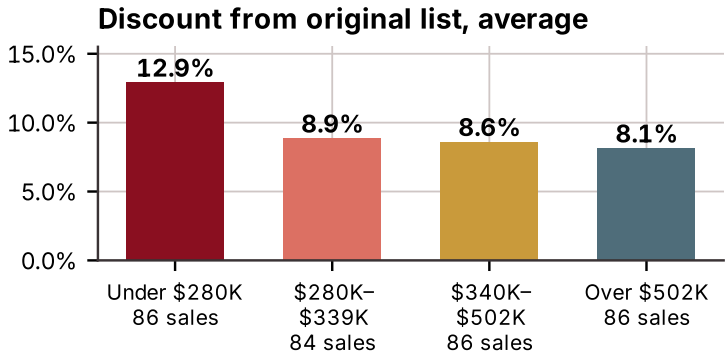



The median is **82 days** for homes over $502K and **88 days** for homes under $280K. It does not move in a straight line; homes under $280K are highest. Defined in 8.1.5.

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

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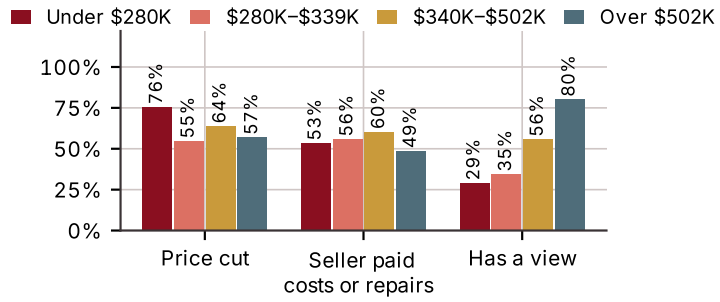
## 3.7 Homes over $502K sell about 5 percentage points closer to their first asking price than homes under $280K




The average is **8.1%** for homes over $502K and **12.9%** for homes under $280K. It falls step by step from the lowest range to the highest.
Defined in 8.1.6.

✓ **Real difference** · small

## 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.

- 57% of homes over $502K had a price cut before sale, against 76% of homes under $280K. Defined in 8.1.7.
- 49% of homes over $502K had the seller pay closing costs or repairs, against 53% of homes under $280K. Defined in 8.1.8.
- 80% of homes over $502K have a view, against 29% of homes under $280K. 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 $280K 86 sales | $280K–$339K 84 sales | $340K–$502K 86 sales | Over $502K 86 sales | All 342 sales | Real difference? |
|---|---|---|---|---|---|---|
| Net sale price average | $230,731 | $311,822 | $407,834 | $698,473 | $412,802 | by design |
| Net price per SF average | $163 | $181 | $216 | $258 | $205 | ✓ large |
| Living area average | 1,480 | 1,815 | 2,032 | 2,811 | 2,036 | ✓ large |
| Year built median | 2001 | 2016 | 2006 | 2011 | 2006 | ✓ small |

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## 3.10 The numbers: selling

| | Under $280K 86 sales | $280K–$339K 84 sales | $340K–$502K 86 sales | Over $502K 86 sales | All 342 sales | Real difference? |
|---|---|---|---|---|---|---|
| Days on market median | 88 | 84 | 80 | 82 | 82 | unclear |
| Discount from original list average | 12.9% | 8.9% | 8.6% | 8.1% | 9.6% | ✓ small |
| Price cut before sale | 76% | 55% | 64% | 57% | 63% | unclear |
| Seller paid closing costs or repairs | 53% | 56% | 60% | 49% | 55% | unclear |
| Has a view | 29% | 35% | 56% | 80% | 50% | ✓ medium |

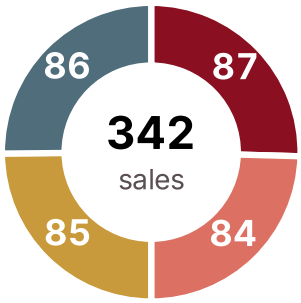
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.1.


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# 4. Quartiles by living area

Resale homes · 342 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 1,501 SF: 87 sales (25%)
- 1,501–1,934 SF: 84 sales (25%)
- 1,945–2,419 SF: 85 sales (25%)
- Over 2,419 SF: 86 sales (25%)

**Bottom line**

- Homes over 2,419 SF sell for about $358K (134%) more than homes under 1,501 SF.
- 66% of homes over 2,419 SF have a view, against 38% of homes under 1,501 SF.
- Homes over 2,419 SF are about 11 years newer than homes under 1,501 SF.

## 4.1 Key differences

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

Under 1,501 SF · 1,501–1,934 SF · 1,945–2,419 SF · Over 2,419 SF

**Larger homes** Over 2,419 SF

- Sell for much more.
- Are more likely to have a view.
- Tend to be newer.

**Smaller homes** Under 1,501 SF

- Sell for much less.
- Are less likely to have a view.
- Tend to be older.

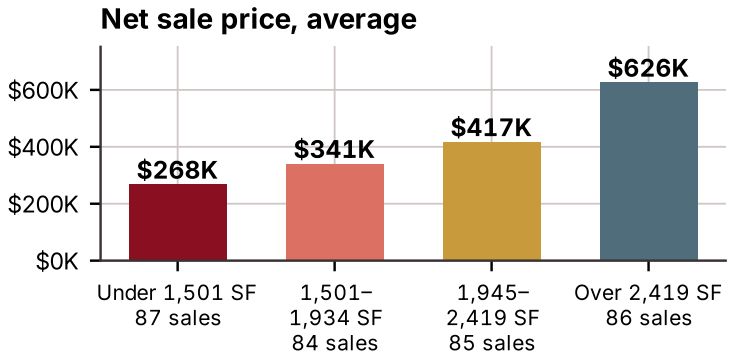

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## 4.2 At a glance

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

| | Under 1,501 SF | 1,501–1,934 SF | 1,945–2,419 SF | Over 2,419 SF | Real difference? |
|---|---|---|---|---|---|
| Net sale price | $268K Lowest | $341K | $417K | $626K Highest | ✓ large |
| Net price per SF | $216 per SF | $199 per SF | $194 per SF | $208 per SF | unclear |
| Year built | 2001 Oldest | 2002 | 2008 | 2012 Newest | ✓ small |
| Days on market | 79 days | 86 days | 78 days | 95 days | unclear |
| Discount from original list | 10.4% | 10.3% | 9.6% | 8.3% | unclear |
| Price cut before sale | 67% | 64% | 59% | 62% | unclear |
| Seller paid closing costs or repairs | 57% | 52% | 54% | 55% | unclear |
| Has a view | 38% Fewest | 39% | 56% | 66% Most | ✓ small |

## 4.3 Homes over 2,419 SF sell for about $358K (134%) more than homes under 1,501 SF



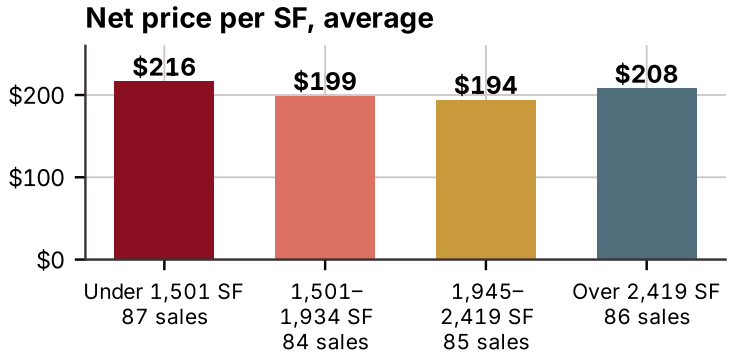

The average is **$626K** for homes over 2,419 SF and **$268K** for homes under 1,501 SF. It rises step by step from the lowest range to the highest.

Defined in 8.1.1.

✓ **Real difference** · large


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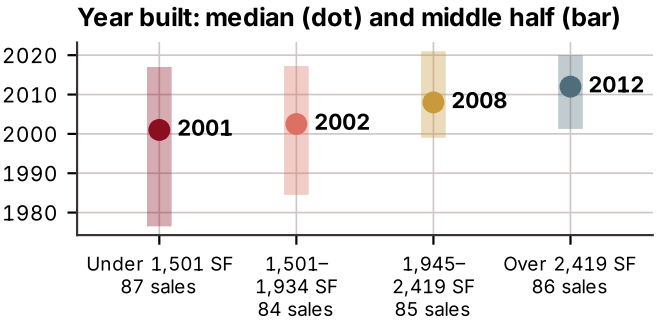
## 4.4 Net price per SF: no clear difference




The average is **$208 per SF** for homes over 2,419 SF and **$216 per SF** for homes under 1,501 SF. It does not move in a straight line; homes under 1,501 SF are highest.
Defined in 8.1.2.

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

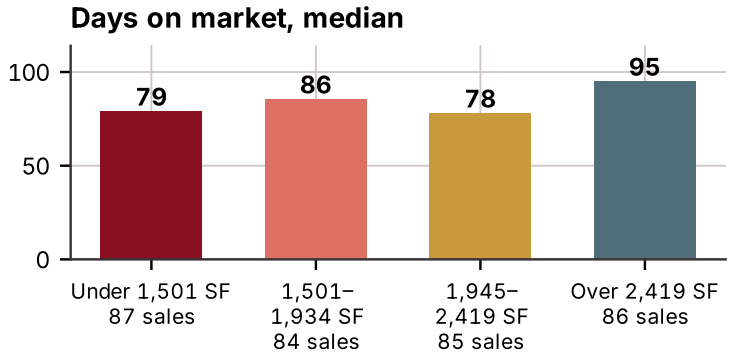
## 4.5 Homes over 2,419 SF are about 11 years newer than homes under 1,501 SF




The median is **2012** for homes over 2,419 SF and **2001** for homes under 1,501 SF. It rises step by step from the lowest range to the highest.
Defined in 8.1.4.

**✓ Real difference** · small

## 4.6 Days on market: no clear difference

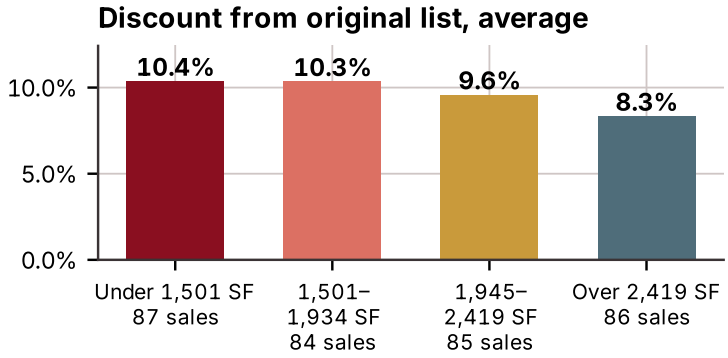



The median is **95 days** for homes over 2,419 SF and **79 days** for homes under 1,501 SF. It does not move in a straight line; homes over 2,419 SF are highest. Defined in 8.1.5.

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

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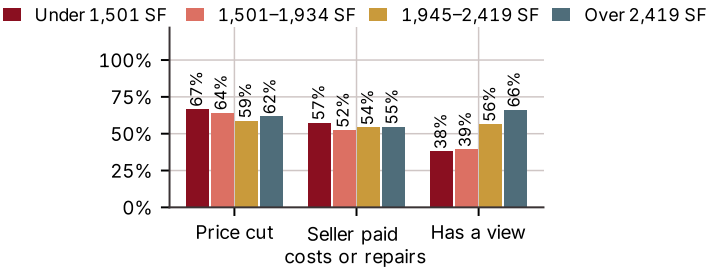
## 4.7 Discount from original list: no clear difference




The average is **8.3%** for homes over 2,419 SF and **10.4%** for homes under 1,501 SF. It falls step by step from the lowest range to the 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.

- 62% of homes over 2,419 SF had a price cut before sale, against 67% of homes under 1,501 SF. Defined in 8.1.7.
- 55% of homes over 2,419 SF had the seller pay closing costs or repairs, against 57% of homes under 1,501 SF. Defined in 8.1.8.
- 66% of homes over 2,419 SF have a view, against 38% of homes under 1,501 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: ✓ **Real difference** · small

## 4.9 The numbers: price and size

| | Under 1,501 SF 87 sales | 1,501–1,934 SF 84 sales | 1,945–2,419 SF 85 sales | Over 2,419 SF 86 sales | All 342 sales | Real difference? |
|---|---|---|---|---|---|---|
| Net sale price average | $267,598 | $340,591 | $417,033 | $626,044 | $412,802 | ✓ large |
| Net price per SF average | $216 | $199 | $194 | $208 | $205 | unclear |
| Living area average | 1,286 | 1,714 | 2,143 | 3,004 | 2,036 | by design |
| Year built median | 2001 | 2002 | 2008 | 2012 | 2006 | ✓ small |

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## 4.10 The numbers: selling

| | Under 1,501 SF 87 sales | 1,501–1,934 SF 84 sales | 1,945–2,419 SF 85 sales | Over 2,419 SF 86 sales | All 342 sales | Real difference? |
|---|---|---|---|---|---|---|
| Days on market median | 79 | 86 | 78 | 95 | 82 | unclear |
| Discount from original list average | 10.4% | 10.3% | 9.6% | 8.3% | 9.6% | unclear |
| Price cut before sale | 67% | 64% | 59% | 62% | 63% | unclear |
| Seller paid closing costs or repairs | 57% | 52% | 54% | 55% | 55% | unclear |
| Has a view | 38% | 39% | 56% | 66% | 50% | ✓ small |

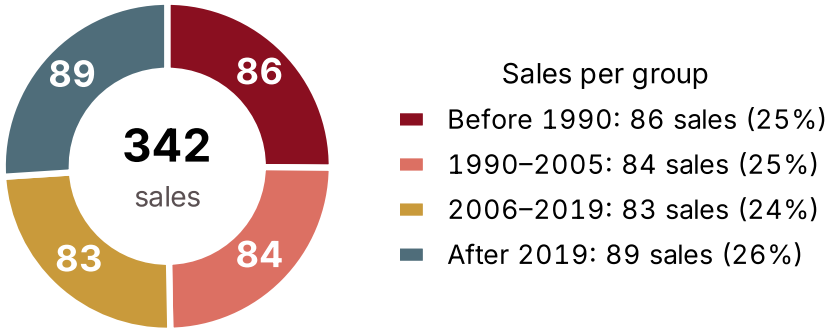
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.2.

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# 5. Quartiles by year built

Resale homes · 342 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**

- Homes built after 2019 sell for about $53K (15%) more than homes built before 1990.
- Homes built after 2019 are about 310 SF (17%) larger than homes built before 1990.

## 5.1 Key differences

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

Before 1990 1990–2005 2006–2019 After 2019

**Newer homes** After 2019

- Sell for more.
- Are larger.

**Older homes** Before 1990

- Sell for less.
- Are smaller.

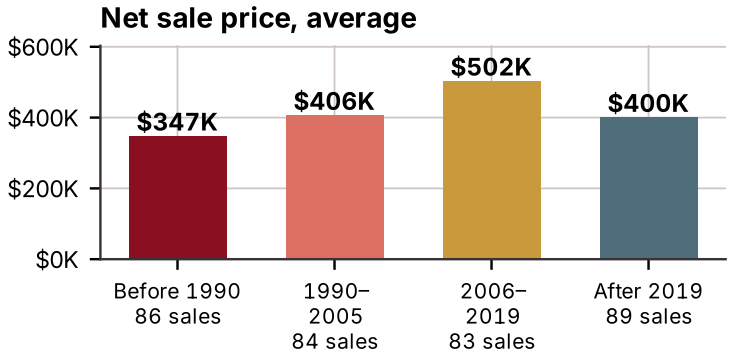
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## 5.2 At a glance

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 1990 | 1990–2005 | 2006–2019 | After 2019 | Real difference? |
|---|---|---|---|---|---|
| **Net sale price** | $347K **Lowest** | $406K | $502K **Highest** | $400K | ✓ medium |
| Net price per SF | $196 per SF | $205 per SF | $224 per SF | $194 per SF | unclear |
| **Living area** | 1,792 SF **Smallest** | 2,017 SF | 2,234 SF **Largest** | 2,105 SF | ✓ medium |
| Days on market | 66 days | 86 days | 82 days | 93 days | unclear |
| Discount from original list | 10.2% | 10.0% | 8.9% | 9.4% | unclear |
| Price cut before sale | 51% | 71% | 60% | 69% | unclear |
| Seller paid closing costs or repairs | 47% | 67% | 49% | 56% | unclear |
| Has a view | 48% | 49% | 64% | 40% | unclear |

## 5.3 Homes built after 2019 sell for about $53K (15%) more than homes built before 1990

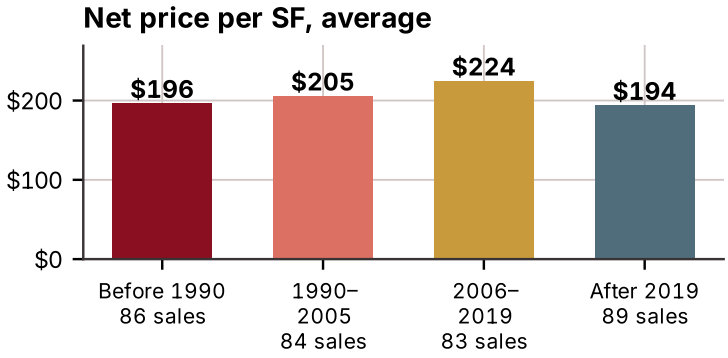



The average is **$400K** for homes built after 2019 and **$347K** for homes built before 1990. It does not move in a straight line; homes built 2006–2019 are highest. Defined in 8.1.1.

✓ **Real difference** · medium

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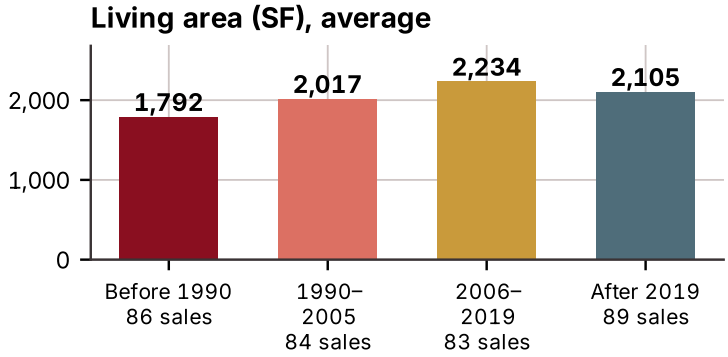
## 5.4 Net price per SF: no clear difference




The average is **$194 per SF** for homes built after 2019 and **$196 per SF** for homes built before 1990. It does not move in a straight line; homes built 2006–2019 are highest. Defined in 8.1.2.

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

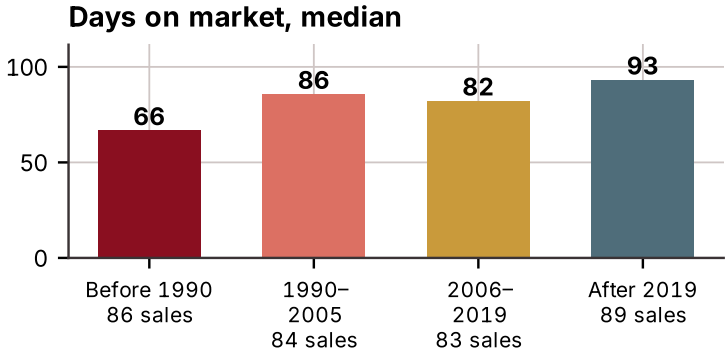
## 5.5 Homes built after 2019 are about 310 SF (17%) larger than homes built before 1990




The average is **2,105 SF** for homes built after 2019 and **1,792 SF** for homes built before 1990. It does not move in a straight line; homes built 2006–2019 are highest. Defined in 8.1.3.

**✓ Real difference** · medium

## 5.6 Days on market: no clear difference

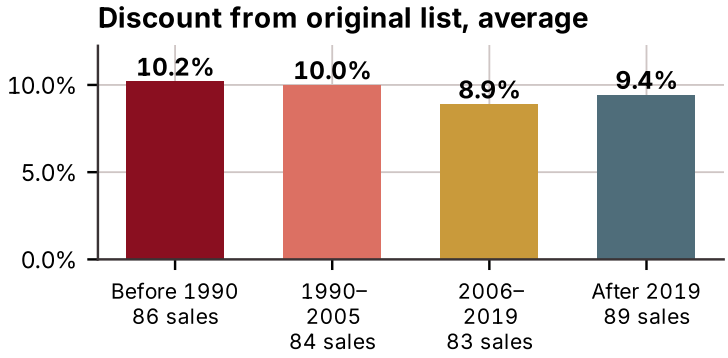



The median is **93 days** for homes built after 2019 and **66 days** for homes built before 1990. It does not move in a straight line; homes built after 2019 are highest. Defined in 8.1.5.

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

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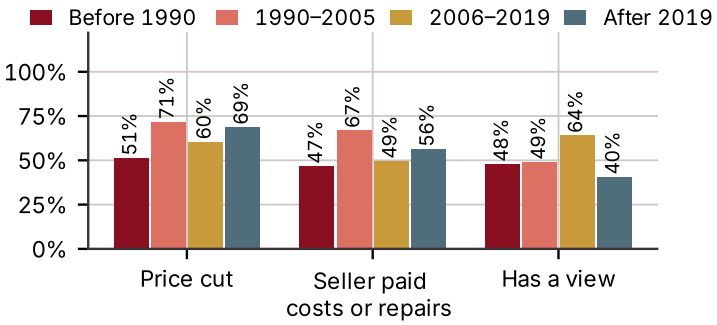
## 5.7 Discount from original list: no clear difference




The average is **9.4%** for homes built after 2019 and **10.2%** for homes built before 1990. It does not move in a straight line; homes built before 1990 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.

- 69% of homes built after 2019 had a price cut before sale, against 51% of homes built before 1990. Defined in 8.1.7.
- 56% of homes built after 2019 had the seller pay closing costs or repairs, against 47% of homes built before 1990. Defined in 8.1.8.
- 40% of homes built after 2019 have a view, against 48% of homes built before 1990. 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 1990<br>86 sales | 1990–2005<br>84 sales | 2006–2019<br>83 sales | After 2019<br>89 sales | All<br>342 sales | Real difference? |
|---|---|---|---|---|---|---|
| Net sale price average | $346,981 | $405,529 | $502,394 | $399,717 | $412,802 | ✓ medium |
| Net price per SF average | $196 | $205 | $224 | $194 | $205 | unclear |
| Living area average | 1,792 | 2,017 | 2,234 | 2,105 | 2,036 | ✓ medium |
| Year built median | 1965 | 2001 | 2014 | 2022 | 2006 | by design |

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## 5.10 The numbers: selling

| | Before 1990<br>86 sales | 1990–2005<br>84 sales | 2006–2019<br>83 sales | After 2019<br>89 sales | All<br>342 sales | Real difference? |
|---|---|---|---|---|---|---|
| Days on market median | 66 | 86 | 82 | 93 | 82 | unclear |
| Discount from original list average | 10.2% | 10.0% | 8.9% | 9.4% | 9.6% | unclear |
| Price cut before sale | 51% | 71% | 60% | 69% | 63% | unclear |
| Seller paid closing costs or repairs | 47% | 67% | 49% | 56% | 55% | unclear |
| Has a view | 48% | 49% | 64% | 40% | 50% | unclear |

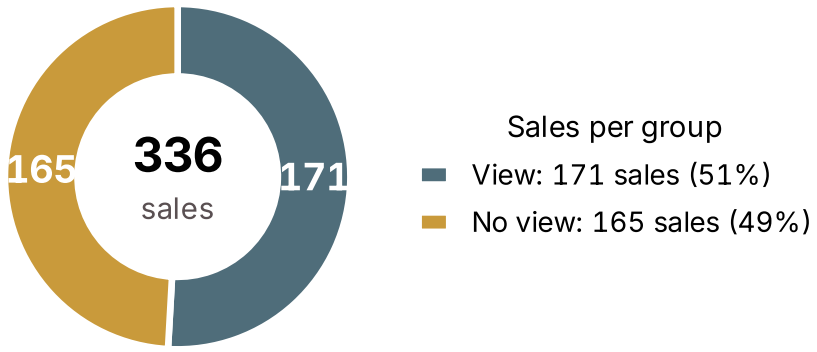
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.3.


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# 6. View and no view

Resale homes · 342 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. 6 sales whose MLS view entry is only “See Remarks” are left out.




**Bottom line**

- Homes with a view sell for about $150K (44%) more than homes without a view.
- Homes with a view sell for about $43 per SF (23%) more than homes without a view.
- Homes with a view are about 320 SF (17%) larger than homes without a view.

## 6.1 Key differences

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

View No view

**Homes with a view** MLS lists a view

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

**Homes without a view** no view listed

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

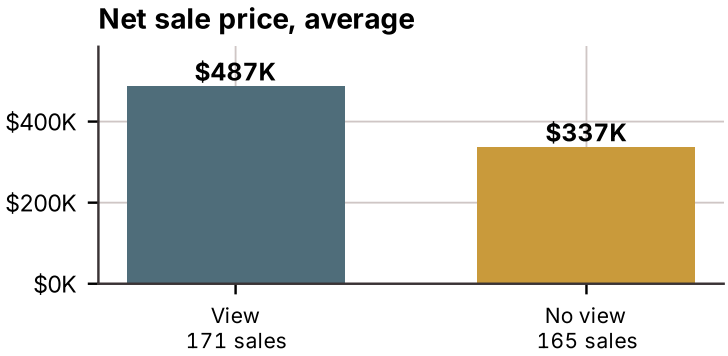
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## 6.2 At a glance

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

| | View | No view | Real difference? |
|---|---|---|---|
| **Net sale price** | $487K **Highest** | $337K **Lowest** | ✓ medium |
| **Net price per SF** | $226 per SF **Highest** | $183 per SF **Lowest** | ✓ medium |
| **Living area** | 2,195 SF **Largest** | 1,873 SF **Smallest** | ✓ small |
| Year built | 2007 | 2005 | unclear |
| Days on market | 78 days | 88 days | unclear |
| Discount from original list | 9.9% | 9.3% | unclear |
| Price cut before sale | 59% | 66% | unclear |
| Seller paid closing costs or repairs | 53% | 56% | unclear |

## 6.3 Homes with a view sell for about $150K (44%) more than homes without a view

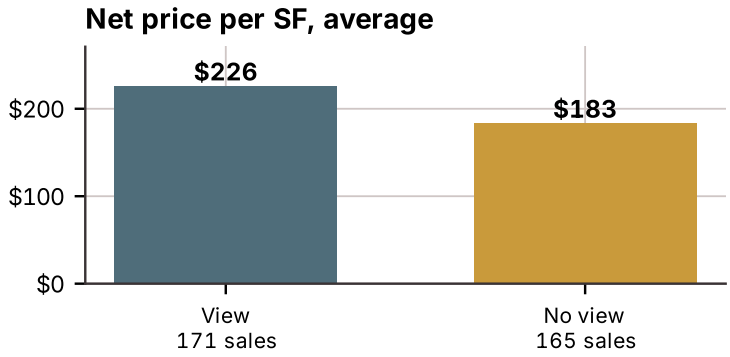



The average is **$487K** for homes with a view and **$337K** for homes without a view. Defined in 8.1.1.

✓ **Real difference** · medium

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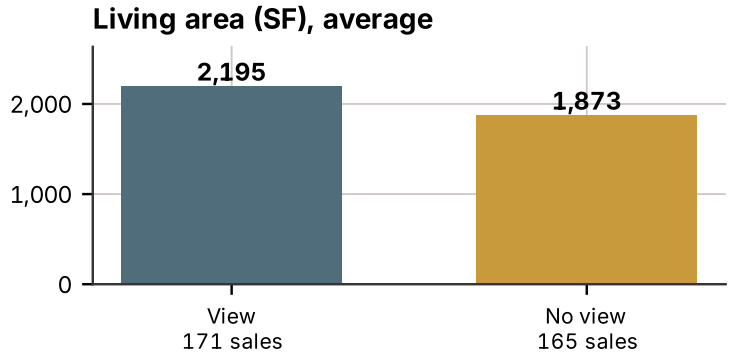
## 6.4 Homes with a view sell for about $43 per SF (23%) more than homes without a view




The average is **$226 per SF** for homes with a view and **$183 per SF** for homes without a view. Defined in 8.1.2.

✓ **Real difference** · medium

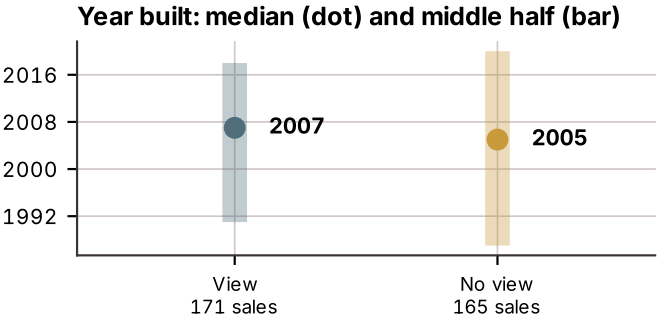
## 6.5 Homes with a view are about 320 SF (17%) larger than homes without a view




The average is **2,195 SF** for homes with a view and **1,873 SF** for homes without a view. Defined in 8.1.3.

✓ **Real difference** · small

## 6.6 Year built: no clear difference

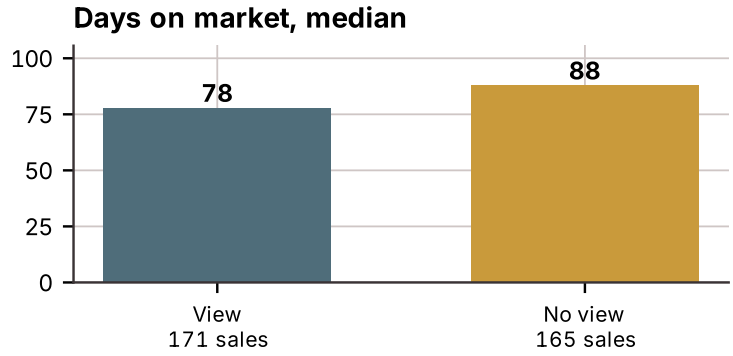



The median is **2007** for homes with a view and **2005** for homes without a view. Defined in 8.1.4.

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

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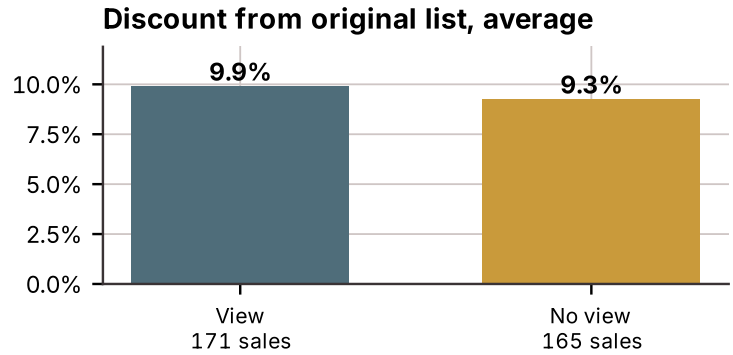
## 6.7 Days on market: no clear difference




The median is **78 days** for homes with a view and **88 days** for homes without a view. Defined in 8.1.5.

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

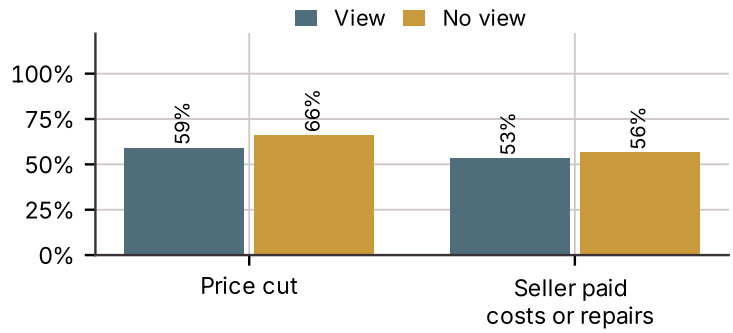
## 6.8 Discount from original list: no clear difference




The average is **9.9%** for homes with a view and **9.3%** for homes without a view. Defined in 8.1.6.

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

## 6.9 How often: price cut before sale, seller paid closing costs or repairs




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

- 59% of homes with a view had a price cut before sale, against 66% of homes without a view. Defined in 8.1.7.
- 53% 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 171 sales | No view 165 sales | All 336 sales | Real difference? |
|---|---|---|---|---|
| Net sale price average | $487,091 | $337,110 | $413,440 | ✓ medium |
| Net price per SF average | $226 | $183 | $205 | ✓ medium |
| Living area average | 2,195 | 1,873 | 2,037 | ✓ small |
| Year built median | 2007 | 2005 | 2006 | unclear |

## 6.11 The numbers: selling

| | View 171 sales | No view 165 sales | All 336 sales | Real difference? |
|---|---|---|---|---|
| Days on market median | 78 | 88 | 82 | unclear |
| Discount from original list average | 9.9% | 9.3% | 9.6% | unclear |
| Price cut before sale | 59% | 66% | 62% | unclear |
| Seller paid closing costs or repairs | 53% | 56% | 55% | 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 · 291 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: 291 sales, no groups, no tests.

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

| Measure | Average | Median |
|---|---|---|
| Sales | | 291 |
| Net sale price | **$365,382** | $333,190 |
| Net price per SF | **$176** | $173 |
| Living area (SF) | **2,094** | 2,025 |
| Days on market | **141** | 107 |
| Discount from original list | **9.1%** | 7.5% |
| Price cut before sale | | 61% of sales |
| Seller paid closing costs or repairs | | 64% of sales |
| Year built | | 2020–2026 |

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** 342 resale sales. Average $412,802; median $340,000; standard deviation $201,713; middle half (25th–75th percentile) $280,122–$504,375; lowest $95,000, highest $1,300,000. 187 sales had a seller payment; their median payment was $10,000.

### 8.1.2 Net price per SF

**In simple terms** Net sale price divided by the heated and cooled square feet. It puts homes of different sizes on the same footing: did buyers pay more for each square foot, not just for more square feet?

**Statistically** psf = Net ÷ LivingArea, per sale; summarized by the mean of the per-sale ratios.

**The data** 342 resale sales. Average $205; median $191; standard deviation $72; middle half (25th–75th percentile) $164–$230; lowest $65, 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** 342 resale sales. Average 2,036; median 1,940; standard deviation 725; middle half (25th–75th percentile) 1,500–2,423; 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** 342 resale sales. Average 1999; median 2006; standard deviation 28; middle half (25th–75th percentile) 1989–2020; lowest 1880, highest 2026.


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### 8.1.5 Days on market

| | |
|---|---|
| **In simple terms** | How many days the home was on the market before the buyer's offer was accepted, counting any earlier listing periods (relists). This is the days on market agents and clients quote. |
| **Statistically** | CDOM = max(CumulativeDaysOnMarket, DaysOnMarket, PurchaseContractDate − ListingContractDate). The MLS counter can freeze at a price change, so the contract-date gap is a floor. Summarized by the median, because a few homes that sat for months pull an average up. |
| **The data** | 342 resale sales. Average 126; median 82; standard deviation 139; middle half (25th–75th percentile) 38–165; lowest 0, highest 1,061. 2 sales went under contract on their listing date (0 days). |

### 8.1.6 Discount from original list

| | |
|---|---|
| **In simple terms** | How far below the first asking price the home sold, after seller payments. It measures how much negotiating room sellers gave up. A negative figure means the home sold above its first asking price. |
| **Statistically** | Discount % = (OriginalListPrice − Net) ÷ OriginalListPrice × 100, per sale; summarized by the mean. |
| **The data** | 342 resale sales. Average 9.6%; median 8.0%; standard deviation 8.9%; middle half (25th–75th percentile) 3.8%–13.7%; lowest −30.4%, highest 59.7%. 12 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** | 215 of 342 resale sales (62.9%). |

### 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** | 187 of 342 resale sales (54.7%). |

### 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** | 171 sales with a view, 165 without, 6 unclassified. Most common View entries: Trees/Woods 132, None 105, Neighborhood 100, Rural 36, Pasture 36, Park/Greenbelt 25, Panoramic 16, Hill Country 12. |


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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 13:00 UTC), every field. Filter: StandardStatus = Closed, PropertyType = Residential, CountyOrParish = Bastrop.

**The data** Pulled November 22, 2026: 1,388 closed Bastrop County records over the prior year. Cities: Bastrop (643); Elgin (325); Cedar Creek (220); Smithville (102); Paige (29); Del Valle (27); and 6 more. ZIP codes: 12, the most sales in 78602, 78621, 78612, 78957, 78659, 78617.

## 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** 633 single-family sales in the window: 342 resale, 291 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** 342 resale; 291 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** 55 sale(s) other than single-family homes (condo, townhome and similar); 2 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 $280K”.

**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 $280K: $95,000–$280,000 (86 sales); $280K–$339K: $280,489–$338,503 (84 sales); $340K–$502K: $340,000–$502,500 (86 sales); Over $502K: $505,000–$1,300,000 (86 sales)
**Quartiles by living area:** Under 1,501 SF: 500–1,500 SF (87 sales); 1,501–1,934 SF: 1,501–1,934 SF (84 sales); 1,945–2,419 SF: 1,945–2,419 SF (85 sales); Over 2,419 SF: 2,424–7,015 SF (86 sales)
**Quartiles by year built:** Before 1990: 1880–1989 (86 sales); 1990–2005: 1990–2005 (84 sales); 2006–2019: 2006–2019 (83 sales); After 2019: 2020–2026 (89 sales)
**View and no view:** View: MLS lists a view (171 sales); No view: None or Neighborhood (165 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 $412,802, median $340,000. Days on market: average 126, median 82: 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 $\chi^2$ 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 $\chi^2$ 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** $\varepsilon^2$ 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** 13 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 = 122.10 | 3 | < 0.0001 | p < 0.0063 | **Yes** | $\varepsilon^2 = 0.358$ | large |
| Living area | Kruskal–Wallis | H = 169.60 | 3 | < 0.0001 | p < 0.0063 | **Yes** | $\varepsilon^2 = 0.497$ | large |
| Year built | Kruskal–Wallis | H = 12.86 | 3 | 0.0050 | p < 0.0063 | **Yes** | $\varepsilon^2 = 0.038$ | small |
| Days on market | Kruskal–Wallis | H = 0.88 | 3 | 0.8313 | p < 0.0063 | **Unclear** | $\varepsilon^2 = 0.003$ | negligible |
| Discount from original list | Kruskal–Wallis | H = 14.65 | 3 | 0.0021 | p < 0.0063 | **Yes** | $\varepsilon^2 = 0.043$ | small |
| Price cut before sale | Chi-square | $\chi^2 = 9.64$ | 3 | 0.0219 | p < 0.0063 | **Unclear** | Cramér's V = 0.168 | small |
| Seller paid closing costs or repairs | Chi-square | $\chi^2 = 2.45$ | 3 | 0.4843 | p < 0.0063 | **Unclear** | Cramér's V = 0.085 | negligible |
| Has a view | Chi-square | $\chi^2 = 55.72$ | 3 | < 0.0001 | p < 0.0063 | **Yes** | Cramér's V = 0.404 | 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 = 169.57 | 3 | < 0.0001 | p < 0.0063 | **Yes** | $\varepsilon^2 = 0.497$ | large |
| Net price per SF | Kruskal–Wallis | H = 4.06 | 3 | 0.2547 | p < 0.0063 | **Unclear** | $\varepsilon^2 = 0.012$ | small |
| Year built | Kruskal–Wallis | H = 17.49 | 3 | 0.0006 | p < 0.0063 | **Yes** | $\varepsilon^2 = 0.051$ | small |
| Days on market | Kruskal–Wallis | H = 2.90 | 3 | 0.4079 | p < 0.0063 | **Unclear** | $\varepsilon^2 = 0.008$ | negligible |
| Discount from original list | Kruskal–Wallis | H = 2.39 | 3 | 0.4951 | p < 0.0063 | **Unclear** | $\varepsilon^2 = 0.007$ | negligible |
| Price cut before sale | Chi-square | $\chi^2 = 1.26$ | 3 | 0.7381 | p < 0.0063 | **Unclear** | Cramér's V = 0.061 | negligible |
| Seller paid closing costs or repairs | Chi-square | $\chi^2 = 0.46$ | 3 | 0.9268 | p < 0.0063 | **Unclear** | Cramér's V = 0.037 | negligible |
| Has a view | Chi-square | $\chi^2 = 19.47$ | 3 | 0.0002 | p < 0.0063 | **Yes** | Cramér's V = 0.239 | 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 = 25.75 | 3 | < 0.0001 | p < 0.0063 | **Yes** | $\varepsilon^2 = 0.076$ | medium |
| Net price per SF | Kruskal–Wallis | H = 9.51 | 3 | 0.0232 | p < 0.0063 | **Unclear** | $\varepsilon^2 = 0.028$ | small |
| Living area | Kruskal–Wallis | H = 23.88 | 3 | < 0.0001 | p < 0.0063 | **Yes** | $\varepsilon^2 = 0.070$ | medium |
| Days on market | Kruskal–Wallis | H = 2.93 | 3 | 0.4018 | p < 0.0063 | **Unclear** | $\varepsilon^2 = 0.009$ | negligible |
| Discount from original list | Kruskal–Wallis | H = 3.45 | 3 | 0.3278 | p < 0.0063 | **Unclear** | $\varepsilon^2 = 0.010$ | small |
| Price cut before sale | Chi-square | $\chi^2 = 9.16$ | 3 | 0.0273 | p < 0.0063 | **Unclear** | Cramér's V = 0.164 | small |
| Seller paid closing costs or repairs | Chi-square | $\chi^2 = 8.20$ | 3 | 0.0420 | p < 0.0063 | **Unclear** | Cramér's V = 0.155 | small |
| Has a view | Chi-square | $\chi^2 = 9.85$ | 3 | 0.0198 | p < 0.0063 | **Unclear** | Cramér's V = 0.170 | small |

## 8.3.4 View and no view

| Measure | Test | Statistic | df | p-value | Threshold | Real difference? | Effect size | Size |
|---|---|---|---|---|---|---|---|---|
| Net sale price | Mann–Whitney U | U = 20,501.00 | — | < 0.0001 | p < 0.0063 | **Yes** | rank-biserial r = 0.453 | medium |
| Net price per SF | Mann–Whitney U | U = 19,188.00 | — | < 0.0001 | p < 0.0063 | **Yes** | rank-biserial r = 0.360 | medium |
| Living area | Mann–Whitney U | U = 18,180.50 | — | < 0.0001 | p < 0.0063 | **Yes** | rank-biserial r = 0.289 | small |
| Year built | Mann–Whitney U | U = 13,923.50 | — | 0.8366 | p < 0.0063 | **Unclear** | rank-biserial r = 0.013 | negligible |
| Days on market | Mann–Whitney U | U = 13,440.50 | — | 0.4540 | p < 0.0063 | **Unclear** | rank-biserial r = 0.047 | negligible |
| Discount from original list | Mann–Whitney U | U = 14,243.50 | — | 0.8790 | p < 0.0063 | **Unclear** | rank-biserial r = 0.010 | negligible |
| Price cut before sale | Chi-square | $\chi^2 = 1.75$ | 1 | 0.1854 | p < 0.0063 | **Unclear** | Cramér's V = 0.072 | negligible |
| Seller paid closing costs or repairs | Chi-square | $\chi^2 = 0.34$ | 1 | 0.5623 | p < 0.0063 | **Unclear** | Cramér's V = 0.032 | negligible |


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## 8.4 Data notes

Left out of the analysis: 291 new-construction sales (basic statistics only, section 7); 55 sale(s) other than single-family homes (condo, townhome and similar); 2 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 342 closed MLS resale sales; the 291 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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