Smithville

Bastrop County, TX
Resale homes · closed Nov 22 – 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 · 7:11 AM CST

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

RESALE SALES, 365 DAYS	MEDIAN NET SALE PRICE	MEDIAN NET PRICE PER SF	MEDIAN DAYS ON MARKET
71	**$325,000**	**$197**	**80 days**
single-family resale homes	average $368,273	average $205	average 140 days

Contents

1. Summary
2. Where the resale homes sold
3. Quartiles by net sale price
4. Quartiles by living area
5. Quartiles by year built
6. View and no view
7. New construction
8. Appendix: measures, methods and tests

© 2026 Alexander Tiffany Southwest, LLC

1. Summary

Resale homes · 71 sales · November 22, 2025 – November 21, 2026

This study looks at the **71 resale homes** sold in Smithville in the **365 days** to November 21, 2026. A full year is used because only 42 resale homes sold in the last 180 days. New construction is left out and shown on its own in section 7. The homes are compared four ways: **by price**, **by living area**, **by year built** and **with or without a view**. The first three are split into four equal groups (quartiles), each named by its range.

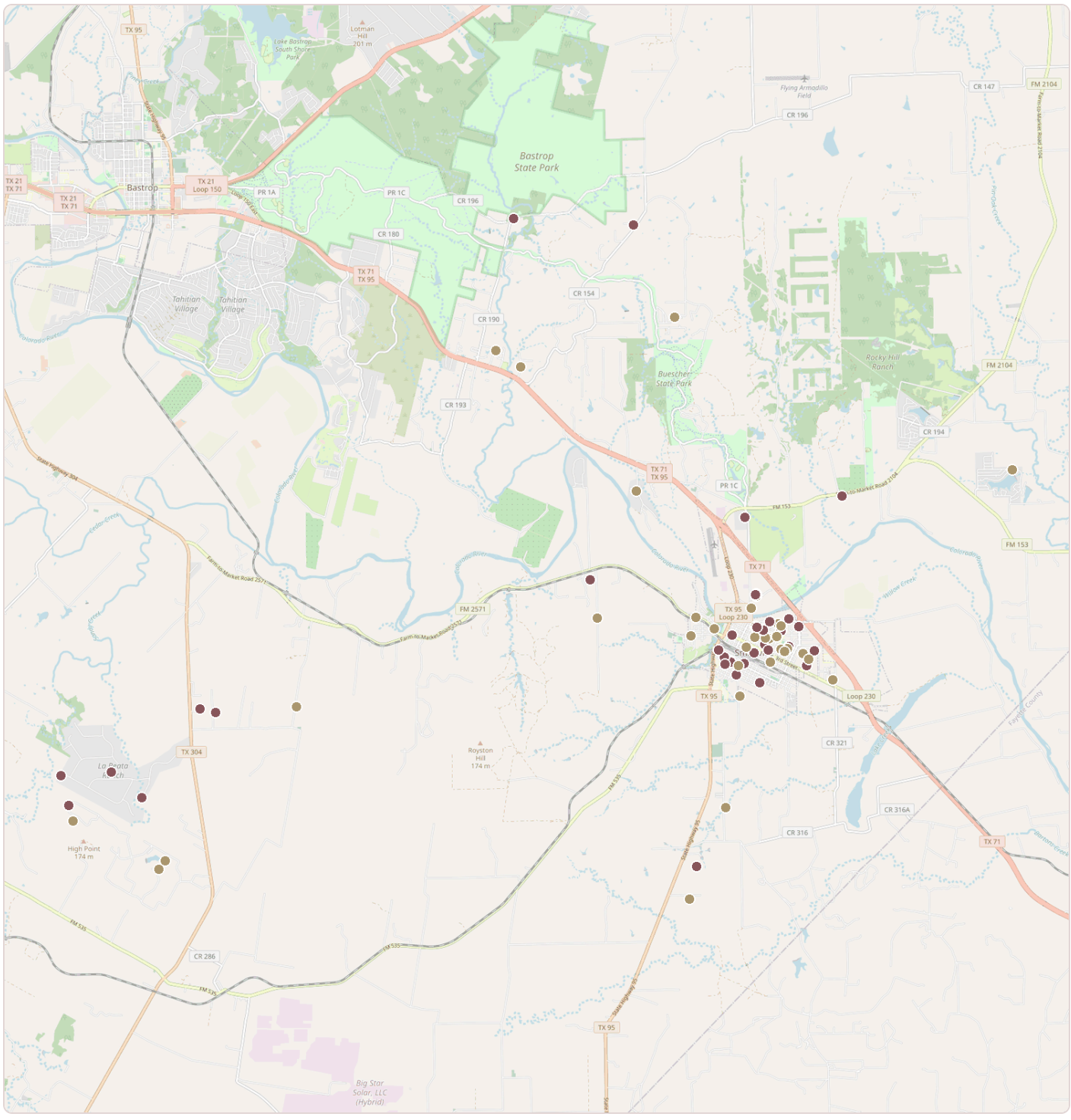
Each comparison has its own section (3–6) with everything about it in one place: the key differences, a table of every measure at a glance, the charts and the numbers.

© 2026 Alexander Tiffany Southwest, LLC

2. Where the resale homes sold

71 resale homes · colored by price range

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



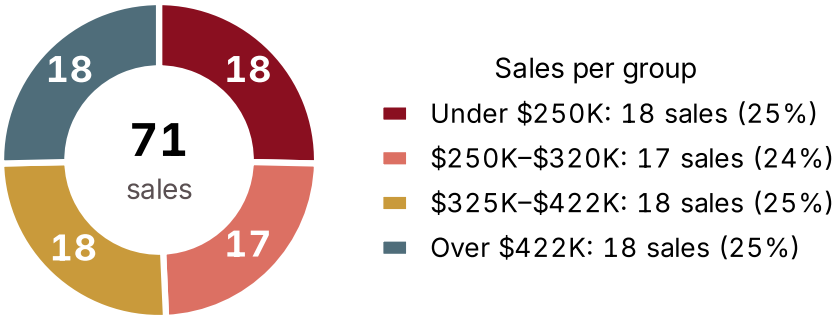
● Under $250K · 18 sales ● $250K–$320K · 17 sales ● $325K–$422K · 18 sales ● Over $422K · 18 sales

© 2026 Alexander Tiffany Southwest, LLC

3. Quartiles by net sale price

Resale homes · 71 sales · November 22, 2025 – November 21, 2026

Sales ranked by net sale price and cut into four equal groups. This is the usual way to read a market by price.



Bottom line

- Homes over $422K are about 1,140 SF (90%) larger than homes under $250K.
- 72% of homes over $422K have a view, against 22% of homes under $250K.
- Homes over $422K sell for about $99 per SF (63%) more than homes under $250K.

3.1 Key differences

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

Under $250K $250K–$320K $325K–$422K Over $422K

Higher-priced homes Over $422K

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

Lower-priced homes Under $250K

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

© 2026 Alexander Tiffany Southwest, LLC

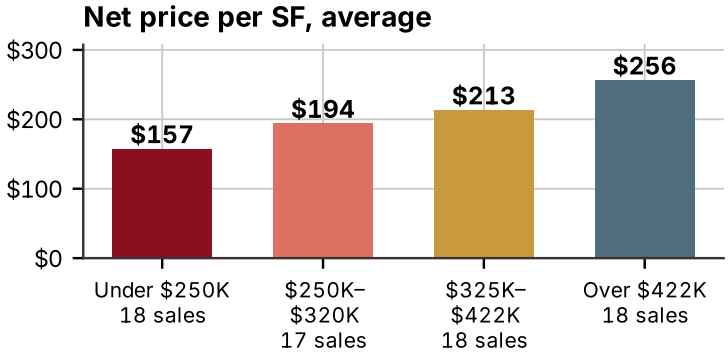
3.2 At a glance

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 $250K	$250K–$320K	$325K–$422K	Over $422K	Real difference?
Net price per SF	$157 per SF **Lowest**	$194 per SF	$213 per SF	$256 per SF **Highest**	✓ large
Living area	1,279 SF **Smallest**	1,590 SF	1,772 SF	2,424 SF **Largest**	✓ large
Year built	1965	1960	1989	1992	unclear
Days on market	92 days	184 days	74 days	78 days	unclear
Discount from original list	16.7%	12.4%	6.5%	6.1%	unclear
Price cut before sale	72%	71%	44%	50%	unclear
Seller paid closing costs or repairs	50%	41%	44%	56%	unclear
Has a view	22% **Fewest**	29%	67%	72% **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 $422K sell for about $99 per SF (63%) more than homes under $250K

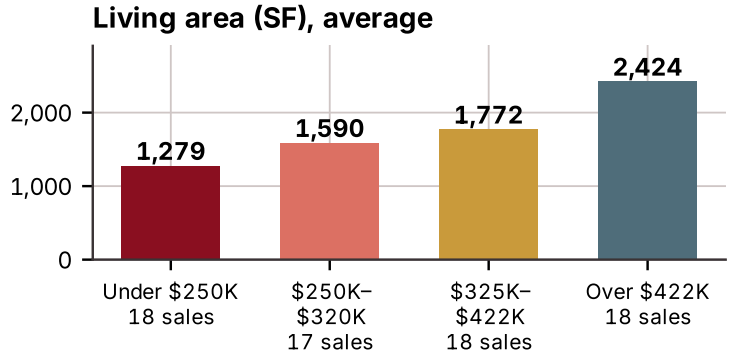


The average is **$256 per SF** for homes over $422K and **$157 per SF** for homes under $250K. It rises step by step from the lowest range to the highest. Defined in 8.1.2.

✓ **Real difference** · large

 © 2026 Alexander Tiffany Southwest, LLC

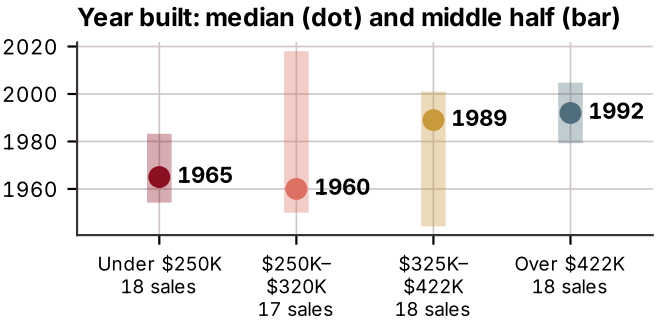
3.4 Homes over $422K are about 1,140 SF (90%) larger than homes under $250K



The average is **2,424 SF** for homes over $422K and **1,279 SF** for homes under $250K. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

✓ **Real difference** · large

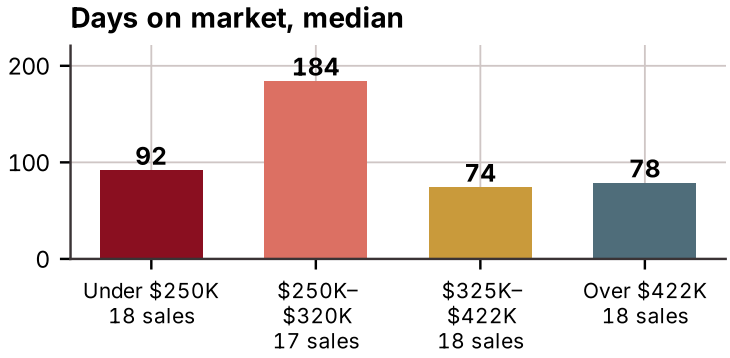
3.5 Year built: no clear difference



The median is **1992** for homes over $422K and **1965** for homes under $250K. It does not move in a straight line; homes over $422K are highest. Defined in 8.1.4.

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

3.6 Days on market: no clear difference

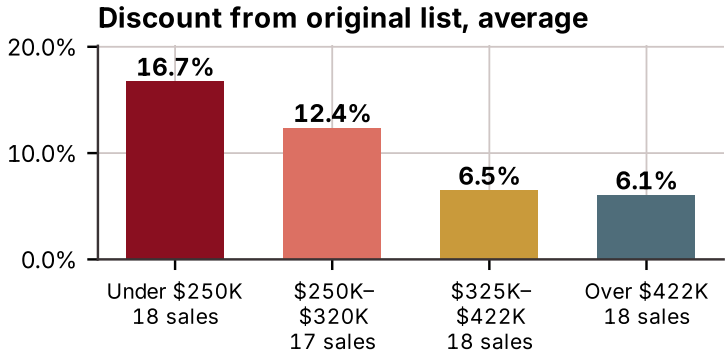


The median is **78 days** for homes over $422K and **92 days** for homes under $250K. It does not move in a straight line; homes $250K–$320K are highest. Defined in 8.1.5.

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

 © 2026 Alexander Tiffany Southwest, LLC

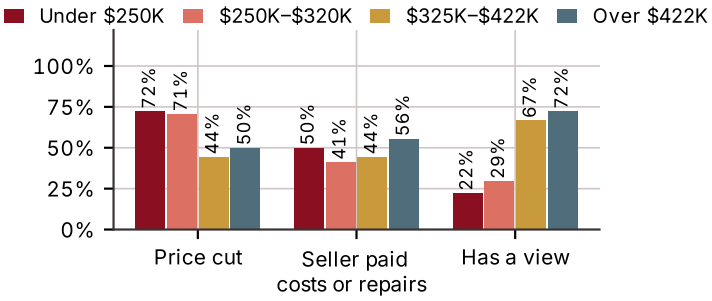
3.7 Discount from original list: no clear difference



The average is **6.1%** for homes over $422K and **16.7%** for homes under $250K. It falls step by step from the lowest range to the 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.

- 50% of homes over $422K had a price cut before sale, against 72% of homes under $250K. Defined in 8.1.7.
- 56% of homes over $422K had the seller pay closing costs or repairs, against 50% of homes under $250K. Defined in 8.1.8.
- 72% of homes over $422K have a view, against 22% of homes under $250K. 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 $250K 18 sales	$250K– $320K 17 sales	$325K– $422K 18 sales	Over $422K 18 sales	All 71 sales	Real difference?
Net sale price average	$190,369	$288,964	$367,819	$621,533	$368,273	by design
Net price per SF average	$157	$194	$213	$256	$205	✓ large
Living area average	1,279	1,590	1,772	2,424	1,768	✓ large
Year built median	1965	1960	1989	1992	1981	unclear

© 2026 Alexander Tiffany Southwest, LLC

3.10 The numbers: selling

	Under $250K 18 sales	$250K–$320K 17 sales	$325K–$422K 18 sales	Over $422K 18 sales	All 71 sales	Real difference?
Days on market median	92	184	74	78	80	unclear
Discount from original list average	16.7%	12.4%	6.5%	6.1%	10.4%	unclear
Price cut before sale	72%	71%	44%	50%	59%	unclear
Seller paid closing costs or repairs	50%	41%	44%	56%	48%	unclear
Has a view	22%	29%	67%	72%	48%	✓ medium

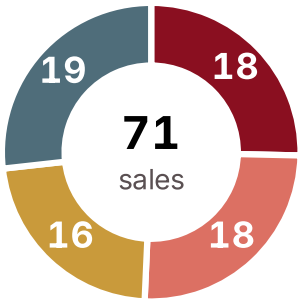
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.1.

© 2026 Alexander Tiffany Southwest, LLC

4. Quartiles by living area

Resale homes · 71 sales · November 22, 2025 – 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 1,424 SF: 18 sales (25%)
- 1,424–1,730 SF: 18 sales (25%)
- 1,736–1,904 SF: 16 sales (23%)
- Over 1,904 SF: 19 sales (27%)

Bottom line

- 84% of homes over 1,904 SF have a view, against 11% of homes under 1,424 SF.
- Homes over 1,904 SF sell for about $313K (139%) more than homes under 1,424 SF.

4.1 Key differences

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

Under 1,424 SF · 1,424–1,730 SF · 1,736–1,904 SF · Over 1,904 SF

Larger homes Over 1,904 SF

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

Smaller homes Under 1,424 SF

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

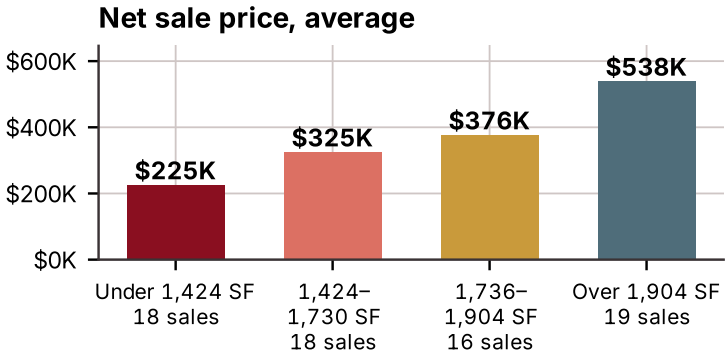
© 2026 Alexander Tiffany Southwest, LLC

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 1,424 SF	1,424–1,730 SF	1,736–1,904 SF	Over 1,904 SF	Real difference?
Net sale price	$225K Lowest	$325K	$376K	$538K Highest	✓ large
Net price per SF	$207 per SF	$205 per SF	$207 per SF	$203 per SF	unclear
Year built	1964	1985	1972	1988	unclear
Days on market	86 days	80 days	100 days	80 days	unclear
Discount from original list	10.4%	11.4%	6.7%	12.6%	unclear
Price cut before sale	72%	67%	38%	58%	unclear
Seller paid closing costs or repairs	56%	39%	50%	47%	unclear
Has a view	11% Fewest	50%	44%	84% Most	✓ large

4.3 Homes over 1,904 SF sell for about $313K (139%) more than homes under 1,424 SF



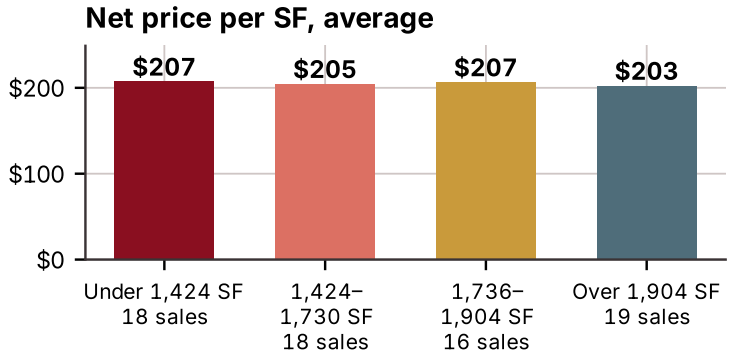
The average is **$538K** for homes over 1,904 SF and **$225K** for homes under 1,424 SF. It rises step by step from the lowest range to the highest.

Defined in 8.1.1.

✓ **Real difference** · large

 © 2026 Alexander Tiffany Southwest, LLC

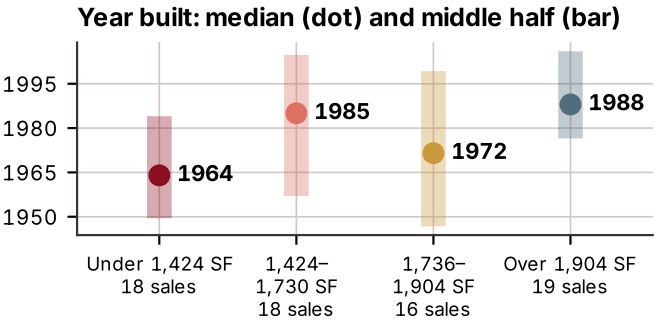
4.4 Net price per SF: no clear difference



The average is **$203 per SF** for homes over 1,904 SF and **$207 per SF** for homes under 1,424 SF. It does not move in a straight line; homes under 1,424 SF are highest. Defined in 8.1.2.

– No clear difference · could be chance

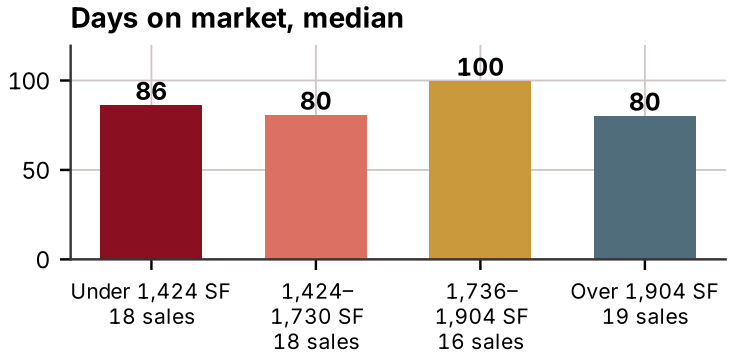
4.5 Year built: no clear difference



The median is **1988** for homes over 1,904 SF and **1964** for homes under 1,424 SF. It does not move in a straight line; homes over 1,904 SF are highest. Defined in 8.1.4.

– No clear difference · could be chance

4.6 Days on market: no clear difference

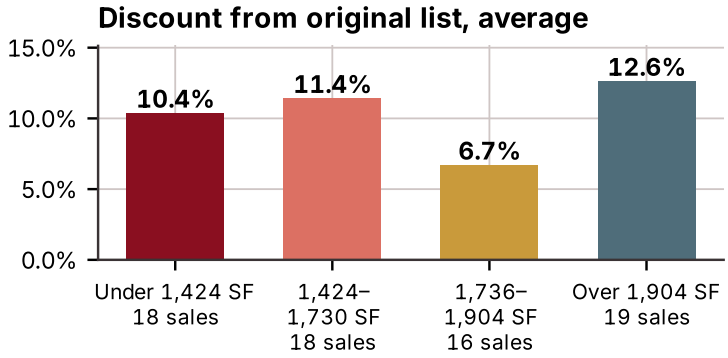


The median is **80 days** for homes over 1,904 SF and **86 days** for homes under 1,424 SF. It does not move in a straight line; homes 1,736–1,904 SF are highest. Defined in 8.1.5.

– No clear difference · could be chance

 © 2026 Alexander Tiffany Southwest, LLC

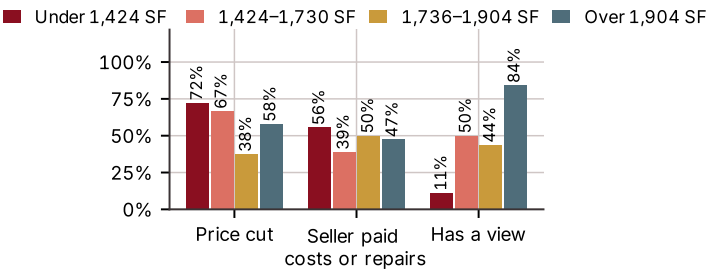
4.7 Discount from original list: no clear difference



The average is **12.6%** for homes over 1,904 SF and **10.4%** for homes under 1,424 SF. It does not move in a straight line; homes over 1,904 SF are highest. Defined in 8.1.6.

– No clear difference · could be chance

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



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

- 58% of homes over 1,904 SF had a price cut before sale, against 72% of homes under 1,424 SF. Defined in 8.1.7.
- 47% of homes over 1,904 SF had the seller pay closing costs or repairs, against 56% of homes under 1,424 SF. Defined in 8.1.8.
- 84% of homes over 1,904 SF have a view, against 11% of homes under 1,424 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** · large

4.9 The numbers: price and size

	Under 1,424 SF 18 sales	1,424–1,730 SF 18 sales	1,736–1,904 SF 16 sales	Over 1,904 SF 19 sales	All 71 sales	Real difference?
Net sale price average	$225,249	$324,600	$376,187	$538,479	$368,273	✓ large
Net price per SF average	$207	$205	$207	$203	$205	unclear
Living area average	1,105	1,585	1,818	2,529	1,768	by design
Year built median	1964	1985	1972	1988	1981	unclear

 © 2026 Alexander Tiffany Southwest, LLC

4.10 The numbers: selling

	Under 1,424 SF 18 sales	1,424–1,730 SF 18 sales	1,736–1,904 SF 16 sales	Over 1,904 SF 19 sales	All 71 sales	Real difference?
Days on market median	86	80	100	80	80	unclear
Discount from original list average	10.4%	11.4%	6.7%	12.6%	10.4%	unclear
Price cut before sale	72%	67%	38%	58%	59%	unclear
Seller paid closing costs or repairs	56%	39%	50%	47%	48%	unclear
Has a view	11%	50%	44%	84%	48%	✓ large

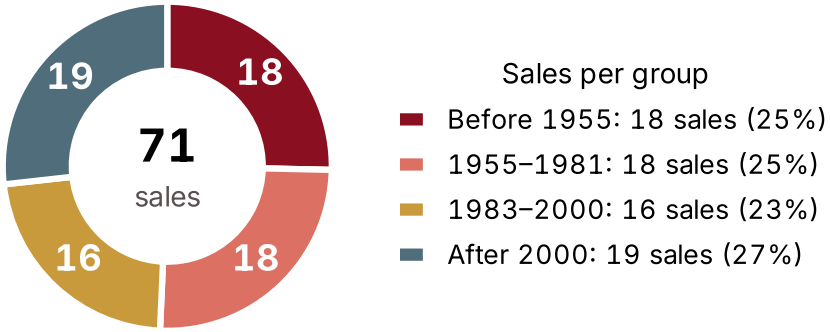
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.2.

 © 2026 Alexander Tiffany Southwest, LLC

5. Quartiles by year built

Resale homes · 71 sales · November 22, 2025 – 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

- 63% of homes built after 2000 have a view, against 11% of homes built before 1955.

5.1 Key differences

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

Before 1955 1955–1981 1983–2000 After 2000

Newer homes After 2000

- Are more likely to have a view.

Older homes Before 1955

- Are less likely to have a view.

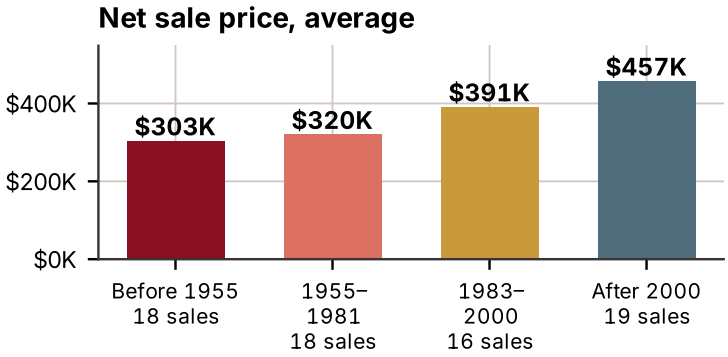
© 2026 Alexander Tiffany Southwest, LLC

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 1955	1955–1981	1983–2000	After 2000	Real difference?
Net sale price	$303K	$320K	$391K	$457K	unclear
Net price per SF	$206 per SF	$177 per SF	$210 per SF	$227 per SF	unclear
Living area	1,516 SF	1,745 SF	1,844 SF	1,966 SF	unclear
Days on market	119 days	76 days	98 days	80 days	unclear
Discount from original list	11.9%	13.2%	10.2%	6.5%	unclear
Price cut before sale	61%	67%	50%	58%	unclear
Seller paid closing costs or repairs	44%	28%	69%	53%	unclear
Has a view	11% **Fewest**	50%	69% **Most**	63%	✓ medium

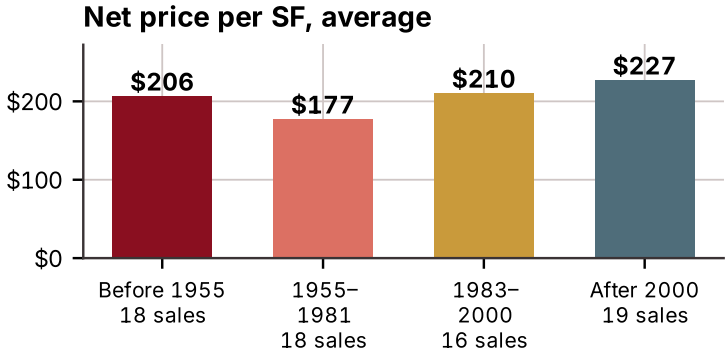
5.3 Net sale price: no clear difference



The average is **$457K** for homes built after 2000 and **$303K** for homes built before 1955. It rises step by step from the lowest range to the highest. Defined in 8.1.1.

– No clear difference · could be chance

5.4 Net price per SF: no clear difference

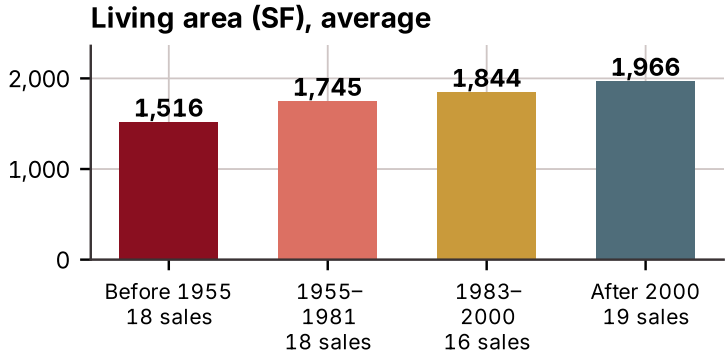


The average is **$227 per SF** for homes built after 2000 and **$206 per SF** for homes built before 1955. It does not move in a straight line; homes built after 2000 are highest. Defined in 8.1.2.

– No clear difference · could be chance

 © 2026 Alexander Tiffany Southwest, LLC

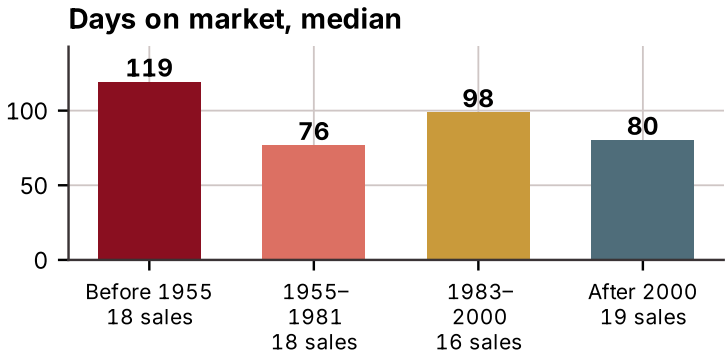
5.5 Living area: no clear difference



The average is **1,966 SF** for homes built after 2000 and **1,516 SF** for homes built before 1955. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

– No clear difference · could be chance

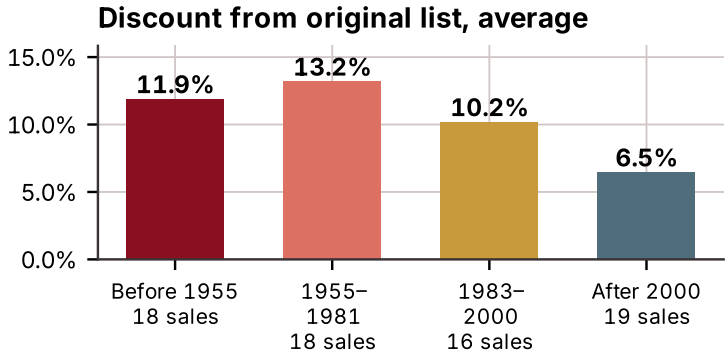
5.6 Days on market: no clear difference



The median is **80 days** for homes built after 2000 and **119 days** for homes built before 1955. It does not move in a straight line; homes built before 1955 are highest. Defined in 8.1.5.

– No clear difference · could be chance

5.7 Discount from original list: no clear difference

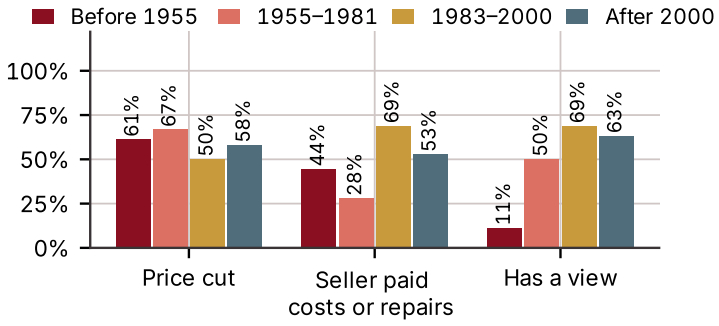


The average is **6.5%** for homes built after 2000 and **11.9%** for homes built before 1955. It does not move in a straight line; homes built 1955–1981 are highest. Defined in 8.1.6.

– No clear difference · could be chance

 © 2026 Alexander Tiffany Southwest, LLC

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.

- 58% of homes built after 2000 had a price cut before sale, against 61% of homes built before 1955. Defined in 8.1.7.
- 53% of homes built after 2000 had the seller pay closing costs or repairs, against 44% of homes built before 1955. Defined in 8.1.8.
- 63% of homes built after 2000 have a view, against 11% of homes built before 1955. 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

5.9 The numbers: price and size

	Before 1955 18 sales	1955–1981 18 sales	1983–2000 16 sales	After 2000 19 sales	All 71 sales	Real difference?
Net sale price average	$303,352	$319,749	$390,719	$456,844	$368,273	unclear
Net price per SF average	$206	$177	$210	$227	$205	unclear
Living area average	1,516	1,745	1,844	1,966	1,768	unclear
Year built median	1935	1964	1990	2014	1981	by design

5.10 The numbers: selling

	Before 1955 18 sales	1955–1981 18 sales	1983–2000 16 sales	After 2000 19 sales	All 71 sales	Real difference?
Days on market median	119	76	98	80	80	unclear
Discount from original list average	11.9%	13.2%	10.2%	6.5%	10.4%	unclear
Price cut before sale	61%	67%	50%	58%	59%	unclear
Seller paid closing costs or repairs	44%	28%	69%	53%	48%	unclear
Has a view	11%	50%	69%	63%	48%	✓ medium

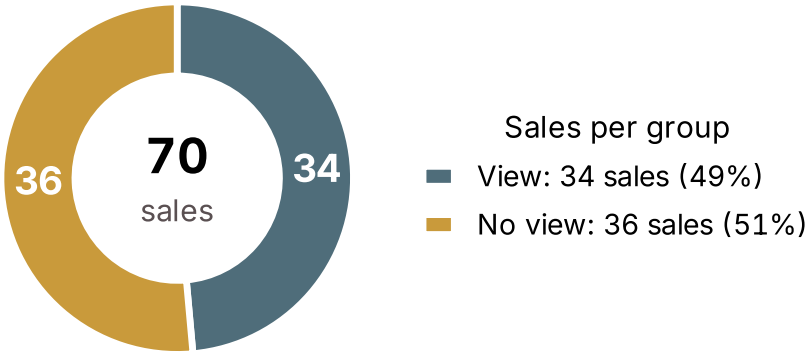
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.3.

© 2026 Alexander Tiffany Southwest, LLC

6. View and no view

Resale homes · 71 sales · November 22, 2025 – 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. 1 sales whose MLS view entry is only “See Remarks” are left out.



Bottom line

- Homes with a view are about 570 SF (39%) larger than homes without a view.
- Homes with a view sell for about $166K (57%) more 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

- Are much larger.
- Sell for much more.

Homes without a view no view listed

- Are much smaller.
- Sell for much less.

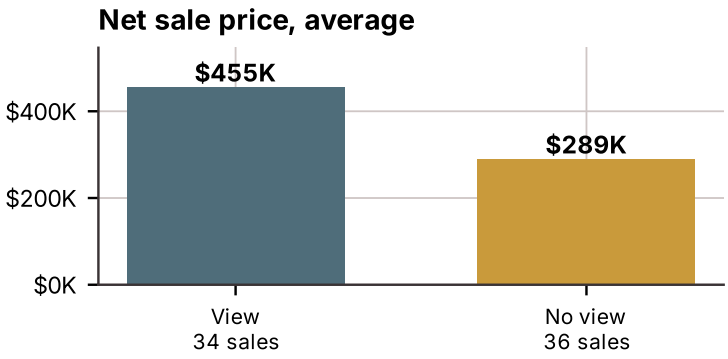
© 2026 Alexander Tiffany Southwest, LLC

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	$455K **Highest**	$289K **Lowest**	✓ large
Net price per SF	$218 per SF	$195 per SF	unclear
Living area	2,065 SF **Largest**	1,490 SF **Smallest**	✓ large
Year built	1990	1957	unclear
Days on market	91 days	78 days	unclear
Discount from original list	11.1%	9.5%	unclear
Price cut before sale	56%	61%	unclear
Seller paid closing costs or repairs	44%	53%	unclear

6.3 Homes with a view sell for about $166K (57%) more than homes without a view

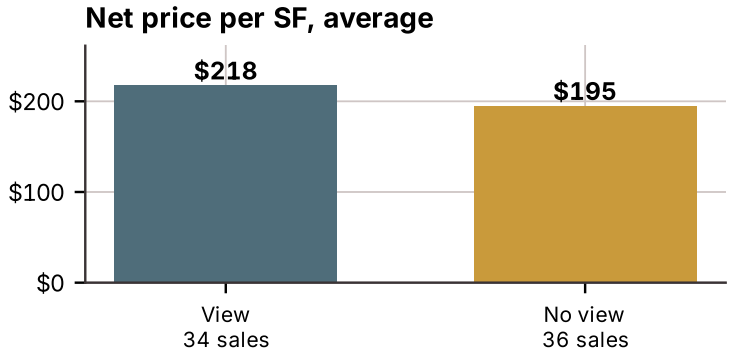


The average is **$455K** for homes with a view and **$289K** for homes without a view. Defined in 8.1.1.

✓ **Real difference** · large

 © 2026 Alexander Tiffany Southwest, LLC

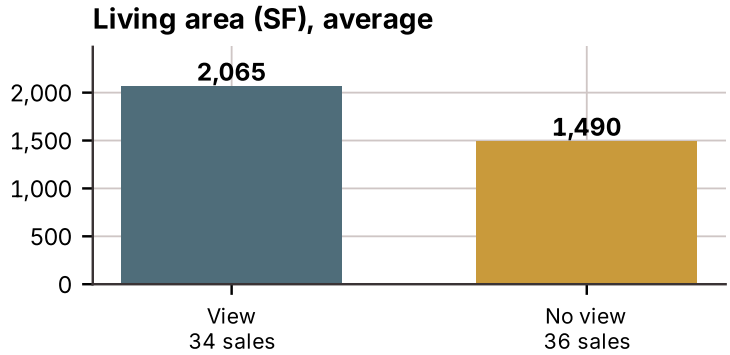
6.4 Net price per SF: no clear difference



The average is **$218 per SF** for homes with a view and **$195 per SF** for homes without a view. Defined in 8.1.2.

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

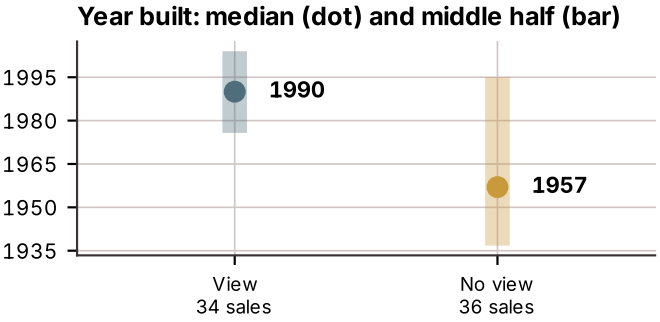
6.5 Homes with a view are about 570 SF (39%) larger than homes without a view



The average is **2,065 SF** for homes with a view and **1,490 SF** for homes without a view. Defined in 8.1.3.

✓ **Real difference** · large

6.6 Year built: no clear difference

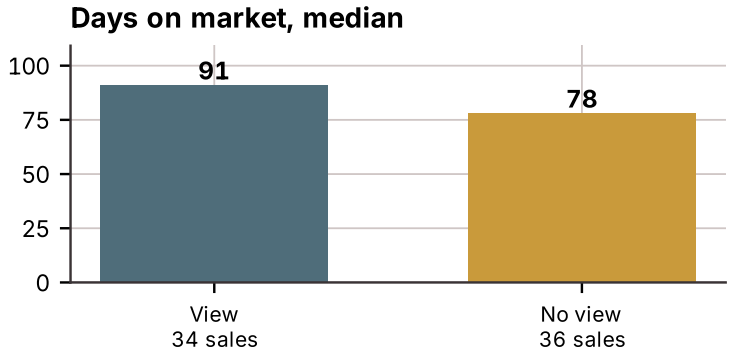


The median is **1990** for homes with a view and **1957** for homes without a view. Defined in 8.1.4.

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

 © 2026 Alexander Tiffany Southwest, LLC

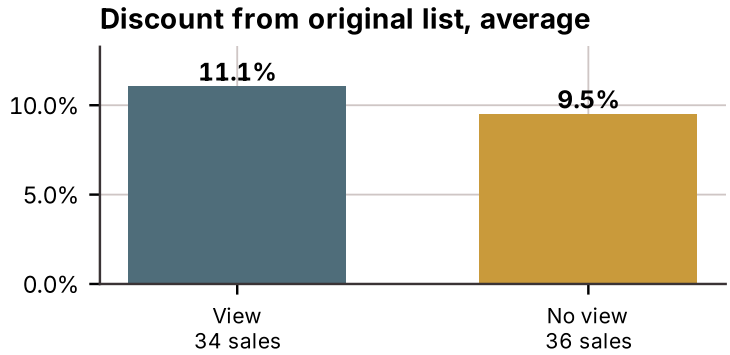
6.7 Days on market: no clear difference



The median is **91 days** for homes with a view and **78 days** for homes without a view. Defined in 8.1.5.

– No clear difference · could be chance

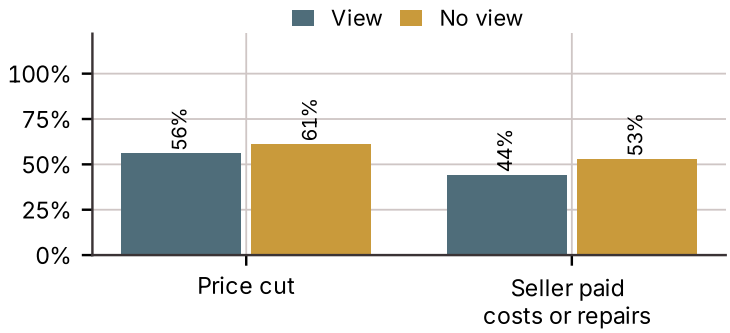
6.8 Discount from original list: no clear difference



The average is **11.1%** 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.

- 56% of homes with a view had a price cut before sale, against 61% of homes without a view. Defined in 8.1.7.
- 44% of homes with a view had the seller pay closing costs or repairs, against 53% 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

 © 2026 Alexander Tiffany Southwest, LLC

6.10 The numbers: price and size

	View 34 sales	No view 36 sales	All 70 sales	Real difference?
Net sale price average	$455,355	$289,314	$369,962	✓ large
Net price per SF average	$218	$195	$206	unclear
Living area average	2,065	1,490	1,769	✓ large
Year built median	1990	1957	1982	unclear

6.11 The numbers: selling

	View 34 sales	No view 36 sales	All 70 sales	Real difference?
Days on market median	91	78	80	unclear
Discount from original list average	11.1%	9.5%	10.3%	unclear
Price cut before sale	56%	61%	59%	unclear
Seller paid closing costs or repairs	44%	53%	49%	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.

 © 2026 Alexander Tiffany Southwest, LLC

7. New construction

Basic statistics · 18 sales · November 22, 2025 – November 21, 2026

Homes sold new by the builder in the same 365 days. They are left out of every other section and shown here as basic figures only: 18 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 Smithville.

Measure	Average	Median
Sales		18
Net sale price	**$339,406**	$306,750
Net price per SF	**$190**	$177
Living area (SF)	**1,821**	1,779
Days on market	**275**	289
Discount from original list	**10.9%**	10.3%
Price cut before sale		72% of sales
Seller paid closing costs or repairs		50% of sales
Year built		2025–2026

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

 © 2026 Alexander Tiffany Southwest, LLC

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 71 resale sales. Average $368,273; median $325,000; standard deviation $206,935; middle half (25th–75th percentile) $247,950–$423,540; lowest $95,000, highest $1,275,000. 34 sales had a seller payment; their median payment was $9,600.

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 71 resale sales. Average $205; median $197; standard deviation $59; middle half (25th–75th percentile) $165–$245; lowest $65, highest $345.

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 71 resale sales. Average 1,768; median 1,730; standard deviation 664; middle half (25th–75th percentile) 1,414–1,932; lowest 630, highest 4,330.

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 71 resale sales. Average 1976; median 1981; standard deviation 32; middle half (25th–75th percentile) 1954–2001; lowest 1902, highest 2024.

© 2026 Alexander Tiffany Southwest, LLC

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 71 resale sales. Average 140; median 80; standard deviation 150; middle half (25th–75th percentile) 36–190; lowest 3, highest 718. 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 71 resale sales. Average 10.4%; median 8.8%; standard deviation 11.0%; middle half (25th–75th percentile) 3.8%–13.4%; lowest −30.4%, highest 59.7%. 2 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 42 of 71 resale sales (59.2%).

8.1.8 Seller paid closing costs or repairs

In simple terms The seller paid some of the buyer's closing costs or repairs.

Statistically Indicator: ACTRIS_BuyersClsgCostPdbySell + ACTRIS_RepairsAmount > 0. Reported as the share of sales (%).

The data 34 of 71 resale sales (47.9%).

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 34 sales with a view, 36 without, 1 unclassified. Most common View entries: Neighborhood 25, Trees/Woods 25, None 14, Rural 12, Pasture 7, City 5, Pond 4, Panoramic 3.

 © 2026 Alexander Tiffany Southwest, LLC

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, City = Smithville.

The data Pulled November 22, 2026: 102 closed Smithville records over the prior year. ZIP codes: 1, the most sales in 78957.

8.2.2 Study window

In simple terms The most recent 365 days of closed sales: recent enough to describe today's market, long enough to give each group plenty of sales. The usual window is 180 days; it holds only 42 resale sales here (under 80), so the full year is used.

Statistically CloseDate from November 22, 2025 to November 21, 2026 inclusive.

The data 89 single-family sales in the window: 71 resale, 18 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 71 resale; 18 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 11 sale(s) other than single-family homes (condo, townhome and similar); 2 sale(s) with concessions above 10% of price

 © 2026 Alexander Tiffany Southwest, LLC

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 $250K”.

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 $250K: $95,000–$245,900 (18 sales); $250K–$320K: $250,000–$320,000 (17 sales); $325K–$422K: $325,000–$422,000 (18 sales); Over $422K: $425,080–$1,275,000 (18 sales)
Quartiles by living area: Under 1,424 SF: 630–1,404 SF (18 sales); 1,424–1,730 SF: 1,424–1,730 SF (18 sales); 1,736–1,904 SF: 1,736–1,904 SF (16 sales); Over 1,904 SF: 1,932–4,330 SF (19 sales)
Quartiles by year built: Before 1955: 1902–1954 (18 sales); 1955–1981: 1955–1981 (18 sales); 1983–2000: 1983–2000 (16 sales); After 2000: 2001–2024 (19 sales)
View and no view: View: MLS lists a view (34 sales); No view: None or Neighborhood (36 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 $368,273, median $325,000. Days on market: average 140, median 80: 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.

 © 2026 Alexander Tiffany Southwest, LLC

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	8 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.

© 2026 Alexander Tiffany Southwest, LLC

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 = 30.92	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.442$	large
Living area	Kruskal–Wallis	H = 31.25	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.446$	large
Year built	Kruskal–Wallis	H = 4.79	3	0.1880	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.068$	medium
Days on market	Kruskal–Wallis	H = 4.97	3	0.1737	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.071$	medium
Discount from original list	Kruskal–Wallis	H = 12.22	3	0.0067	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.175$	large
Price cut before sale	Chi-square	$\chi^2 = 4.43$	3	0.2188	p < 0.0063	**Unclear**	Cramér's V = 0.250	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 0.85$	3	0.8378	p < 0.0063	**Unclear**	Cramér's V = 0.109	small
Has a view	Chi-square	$\chi^2 = 13.89$	3	0.0031	p < 0.0063	**Yes**	Cramér's V = 0.442	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 = 28.28	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.404$	large
Net price per SF	Kruskal–Wallis	H = 0.03	3	0.9983	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.000$	negligible
Year built	Kruskal–Wallis	H = 3.12	3	0.3732	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.045$	small
Days on market	Kruskal–Wallis	H = 0.10	3	0.9916	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.001$	negligible
Discount from original list	Kruskal–Wallis	H = 0.99	3	0.8027	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.014$	small
Price cut before sale	Chi-square	$\chi^2 = 4.81$	3	0.1862	p < 0.0063	**Unclear**	Cramér's V = 0.260	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 1.04$	3	0.7919	p < 0.0063	**Unclear**	Cramér's V = 0.121	small
Has a view	Chi-square	$\chi^2 = 19.94$	3	0.0002	p < 0.0063	**Yes**	Cramér's V = 0.530	large

© 2026 Alexander Tiffany Southwest, LLC

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 = 7.11	3	0.0684	p < 0.0063	**Unclear**	ε^2 = 0.102	medium
Net price per SF	Kruskal–Wallis	H = 6.99	3	0.0722	p < 0.0063	**Unclear**	ε^2 = 0.100	medium
Living area	Kruskal–Wallis	H = 3.99	3	0.2628	p < 0.0063	**Unclear**	ε^2 = 0.057	small
Days on market	Kruskal–Wallis	H = 0.78	3	0.8533	p < 0.0063	**Unclear**	ε^2 = 0.011	small
Discount from original list	Kruskal–Wallis	H = 6.16	3	0.1041	p < 0.0063	**Unclear**	ε^2 = 0.088	medium
Price cut before sale	Chi-square	χ^2 = 1.02	3	0.7973	p < 0.0063	**Unclear**	Cramér's V = 0.120	small
Seller paid closing costs or repairs	Chi-square	χ^2 = 5.96	3	0.1134	p < 0.0063	**Unclear**	Cramér's V = 0.290	small
Has a view	Chi-square	χ^2 = 14.35	3	0.0025	p < 0.0063	**Yes**	Cramér's V = 0.450	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 = 922.50	—	0.0003	p < 0.0063	**Yes**	rank-biserial r = 0.507	large
Net price per SF	Mann–Whitney U	U = 757.00	—	0.0895	p < 0.0063	**Unclear**	rank-biserial r = 0.237	small
Living area	Mann–Whitney U	U = 944.50	—	< 0.0001	p < 0.0063	**Yes**	rank-biserial r = 0.543	large
Year built	Mann–Whitney U	U = 826.00	—	0.0121	p < 0.0063	**Unclear**	rank-biserial r = 0.350	medium
Days on market	Mann–Whitney U	U = 675.50	—	0.4590	p < 0.0063	**Unclear**	rank-biserial r = 0.104	small
Discount from original list	Mann–Whitney U	U = 638.00	—	0.7644	p < 0.0063	**Unclear**	rank-biserial r = 0.042	negligible
Price cut before sale	Chi-square	χ^2 = 0.20	1	0.6571	p < 0.0063	**Unclear**	Cramér's V = 0.053	negligible
Seller paid closing costs or repairs	Chi-square	χ^2 = 0.52	1	0.4687	p < 0.0063	**Unclear**	Cramér's V = 0.087	negligible

 © 2026 Alexander Tiffany Southwest, LLC

8.4 Data notes

Left out of the analysis: 18 new-construction sales (basic statistics only, section 7); 11 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

1. Cohen, J. (1988). Statistical Power Analysis for the Behavioral Sciences (2nd ed.). Erlbaum.
2. Cramér, H. (1946). Mathematical Methods of Statistics. Princeton University Press.
3. Dunn, O. J. (1961). Multiple comparisons among means. JASA, 56(293), 52–64.
4. Kerby, D. S. (2014). The simple difference formula: an approach to teaching nonparametric correlation. Comprehensive Psychology, 3, 11.IT.3.1.
5. Kruskal, W. H., & Wallis, W. A. (1952). Use of ranks in one-criterion variance analysis. JASA, 47(260), 583–621.
6. Mann, H. B., & Whitney, D. R. (1947). On a test of whether one of two random variables is stochastically larger than the other. Annals of Mathematical Statistics, 18(1), 50–60.
7. Pearson, K. (1900). On the criterion that a given system of deviations… Philosophical Magazine, 50(302), 157–175.
8. Tomczak, M., & Tomczak, E. (2014). The need to report effect size estimates revisited. Trends in Sport Sciences, 21(1), 19–25.

This is a market study of closed sales, not an appraisal or an opinion of value for any home. The analysis covers 71 closed MLS resale sales; the 18 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.

 © 2026 Alexander Tiffany Southwest, LLC