Belton

Bell 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
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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
115	**$354,000**	**$174**	**70 days**
single-family resale homes	average $457,029	average $182	average 92 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

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1. Summary

Resale homes · 115 sales · November 22, 2025 – November 21, 2026

This study looks at the **115 resale homes** sold in Belton in the **365 days** to November 21, 2026. A full year is used because only 55 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.

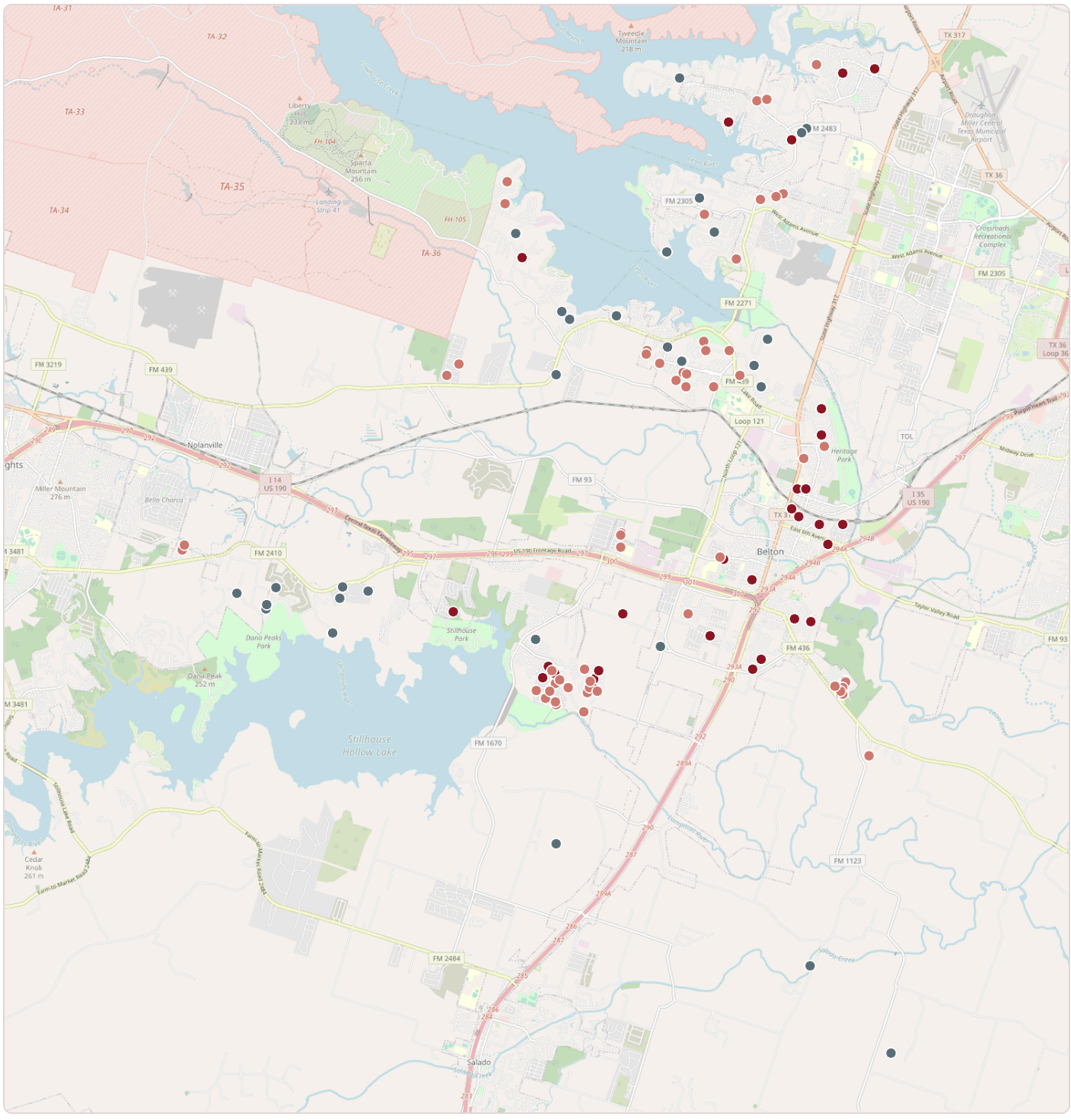
Each comparison has its own section (3–6) with everything about it in one place: the key differences, a table of every measure at a glance, the charts and the numbers.

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2. Where the resale homes sold

115 resale homes · colored by price range

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



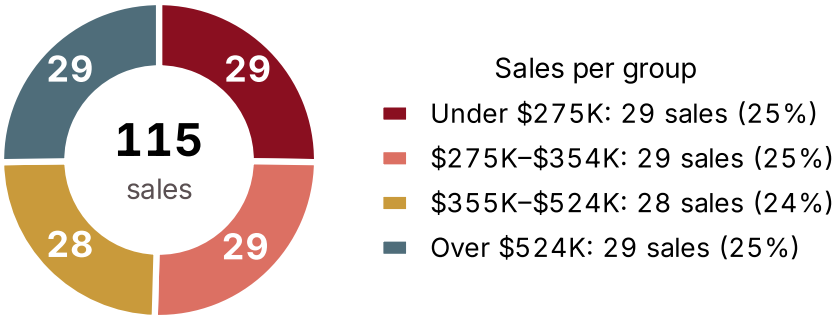
● Under $275K · 29 sales ● $275K–$354K · 29 sales ● $355K–$524K · 28 sales ● Over $524K · 29 sales

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3. Quartiles by net sale price

Resale homes · 115 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 $524K are about 1,900 SF (124%) larger than homes under $275K.
- Homes over $524K sell for about $104 per SF (72%) more than homes under $275K.
- Homes over $524K are about 27 years newer than homes under $275K.

3.1 Key differences

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

Under $275K $275K–$354K $355K–$524K Over $524K

Higher-priced homes Over $524K

- Are much larger.
- Sell for more per square foot.
- Tend to be newer.

Lower-priced homes Under $275K

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

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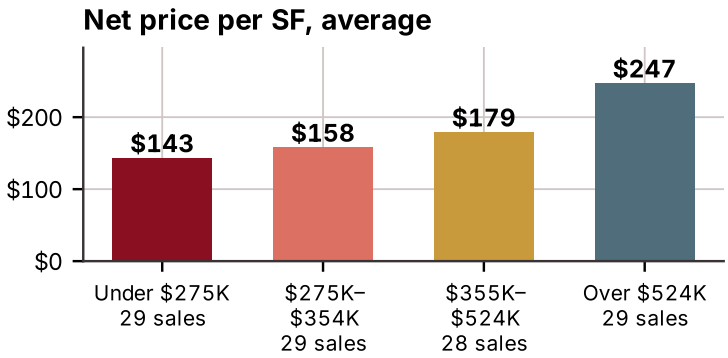
3.2 At a glance

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 $275K	$275K–$354K	$355K–$524K	Over $524K	Real difference?
Net price per SF	$143 per SF **Lowest**	$158 per SF	$179 per SF	$247 per SF **Highest**	✓ large
Living area	1,537 SF **Smallest**	2,062 SF	2,406 SF	3,434 SF **Largest**	✓ large
Year built	1979 **Oldest**	2020 **Newest**	2018	2006	✓ large
Days on market	63 days	83 days	96 days	80 days	unclear
Discount from original list	10.1%	7.8%	7.5%	9.8%	unclear
Price cut before sale	52%	62%	50%	62%	unclear
Seller paid closing costs or repairs	72%	79%	82%	69%	unclear
Has a view	21%	28%	36%	55%	unclear

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 $524K sell for about $104 per SF (72%) more than homes under $275K

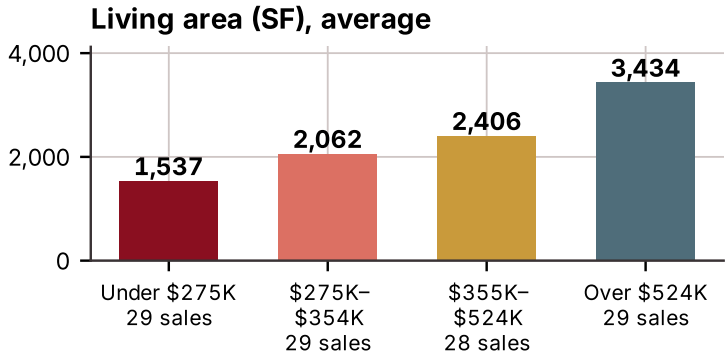


The average is **$247 per SF** for homes over $524K and **$143 per SF** for homes under $275K. It rises step by step from the lowest range to the highest. Defined in 8.1.2.

✓ **Real difference** · large

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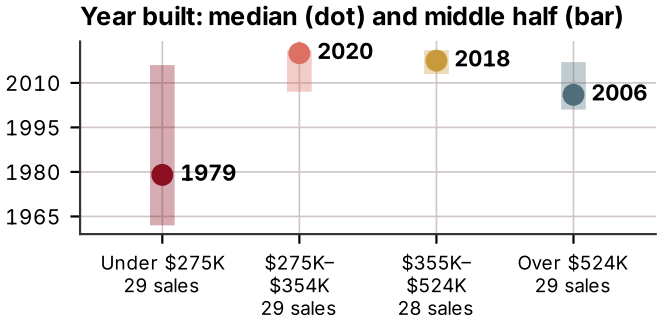
3.4 Homes over $524K are about 1,900 SF (124%) larger than homes under $275K



The average is **3,434 SF** for homes over $524K and **1,537 SF** for homes under $275K. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

✓ **Real difference** · large

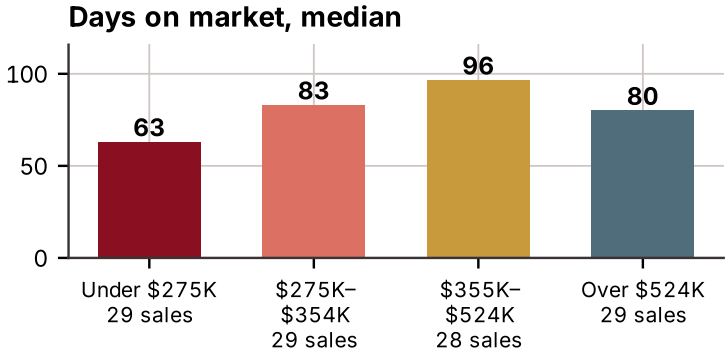
3.5 Homes over $524K are about 27 years newer than homes under $275K



The median is **2006** for homes over $524K and **1979** for homes under $275K. It does not move in a straight line; homes $275K–$354K are highest. Defined in 8.1.4.

✓ **Real difference** · large

3.6 Days on market: no clear difference

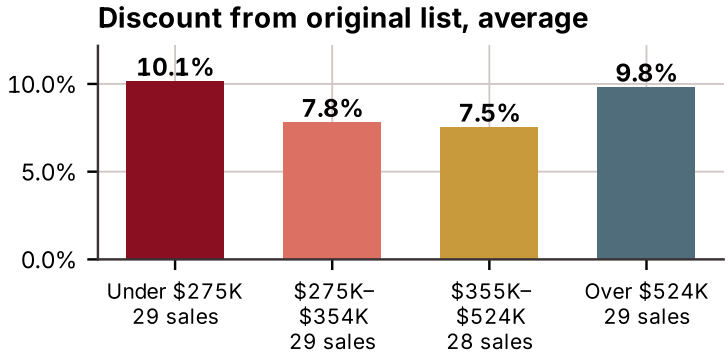


The median is **80 days** for homes over $524K and **63 days** for homes under $275K. It does not move in a straight line; homes $355K–$524K are highest. Defined in 8.1.5.

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

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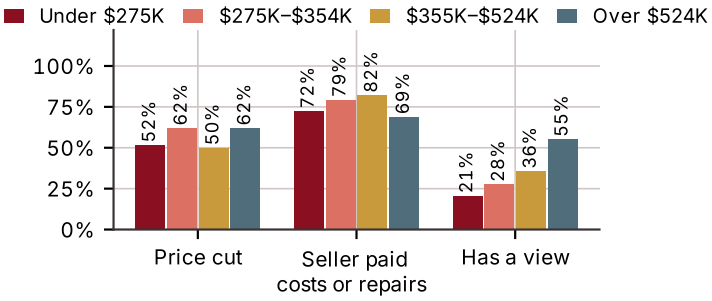
3.7 Discount from original list: no clear difference



The average is **9.8%** for homes over $524K and **10.1%** for homes under $275K. It does not move in a straight line; homes under $275K are highest.
Defined in 8.1.6.

– No clear difference · could be chance

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



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

- 62% of homes over $524K had a price cut before sale, against 52% of homes under $275K. Defined in 8.1.7.
- 69% of homes over $524K had the seller pay closing costs or repairs, against 72% of homes under $275K. Defined in 8.1.8.
- 55% of homes over $524K have a view, against 21% of homes under $275K. 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

3.9 The numbers: price and size

	Under $275K 29 sales	$275K– $354K 29 sales	$355K– $524K 28 sales	Over $524K 29 sales	All 115 sales	Real difference?
Net sale price average	$214,314	$314,644	$423,809	$874,203	$457,029	by design
Net price per SF average	$143	$158	$179	$247	$182	✓ large
Living area average	1,537	2,062	2,406	3,434	2,359	✓ large
Year built median	1979	2020	2018	2006	2015	✓ large

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3.10 The numbers: selling

	Under $275K 29 sales	$275K–$354K 29 sales	$355K–$524K 28 sales	Over $524K 29 sales	All 115 sales	Real difference?
Days on market median	63	83	96	80	70	unclear
Discount from original list average	10.1%	7.8%	7.5%	9.8%	8.8%	unclear
Price cut before sale	52%	62%	50%	62%	57%	unclear
Seller paid closing costs or repairs	72%	79%	82%	69%	76%	unclear
Has a view	21%	28%	36%	55%	35%	unclear

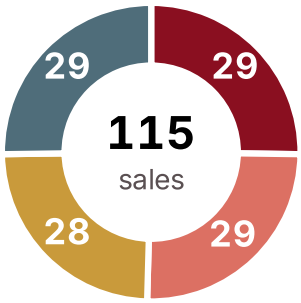
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.1.

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4. Quartiles by living area

Resale homes · 115 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 1,812 SF: 29 sales (25%)
- 1,812–2,196 SF: 29 sales (25%)
- 2,200–2,633 SF: 28 sales (24%)
- Over 2,633 SF: 29 sales (25%)

Bottom line

- Homes over 2,633 SF sell for about $585K (246%) more than homes under 1,812 SF.
- Homes over 2,633 SF are about 12 years newer than homes under 1,812 SF.

4.1 Key differences

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

Under 1,812 SF · 1,812–2,196 SF · 2,200–2,633 SF · Over 2,633 SF

Larger homes Over 2,633 SF

- Sell for much more.
- Tend to be newer.

Smaller homes Under 1,812 SF

- Sell for much less.
- Tend to be older.

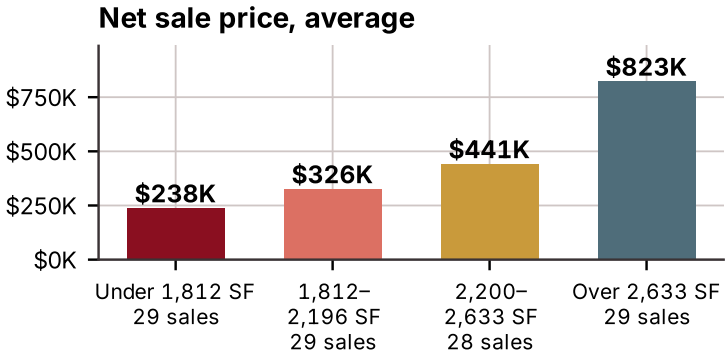
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4.2 At a glance

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 1,812 SF	1,812–2,196 SF	2,200–2,633 SF	Over 2,633 SF	Real difference?
Net sale price	$238K Lowest	$326K	$441K	$823K Highest	✓ large
Net price per SF	$168 per SF	$165 per SF	$184 per SF	$211 per SF	unclear
Year built	2001 Oldest	2016	2018 Newest	2013	✓ large
Days on market	37 days	83 days	69 days	98 days	unclear
Discount from original list	9.7%	7.9%	7.0%	10.6%	unclear
Price cut before sale	41%	62%	57%	66%	unclear
Seller paid closing costs or repairs	66%	86%	79%	72%	unclear
Has a view	21%	31%	43%	45%	unclear

4.3 Homes over 2,633 SF sell for about $585K (246%) more than homes under 1,812 SF



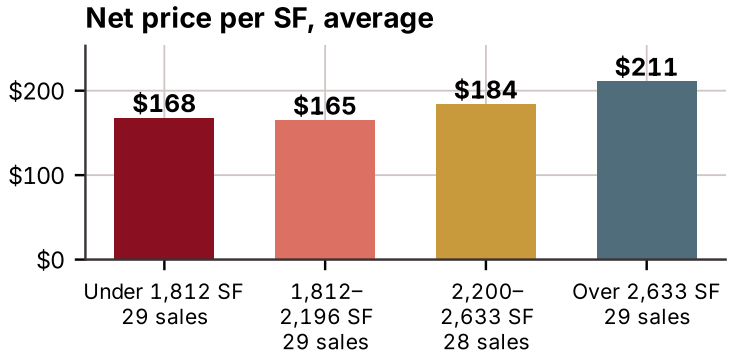
The average is **$823K** for homes over 2,633 SF and **$238K** for homes under 1,812 SF. It rises step by step from the lowest range to the highest.

Defined in 8.1.1.

✓ **Real difference** · large

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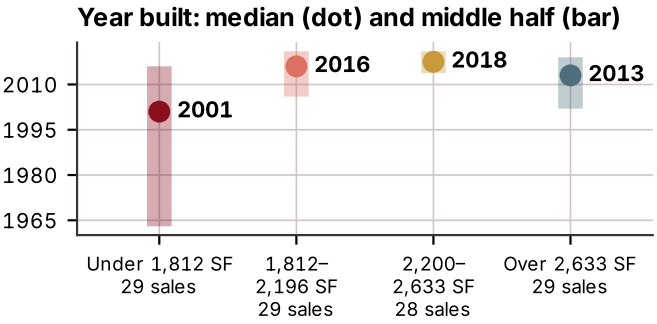
4.4 Net price per SF: no clear difference



The average is **$211 per SF** for homes over 2,633 SF and **$168 per SF** for homes under 1,812 SF. It does not move in a straight line; homes over 2,633 SF are highest. Defined in 8.1.2.

– No clear difference · could be chance

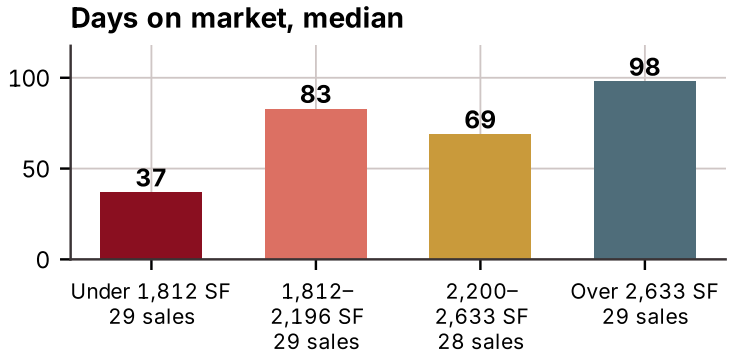
4.5 Homes over 2,633 SF are about 12 years newer than homes under 1,812 SF



The median is **2013** for homes over 2,633 SF and **2001** for homes under 1,812 SF. It does not move in a straight line; homes 2,200–2,633 SF are highest. Defined in 8.1.4.

✓ Real difference · large

4.6 Days on market: no clear difference

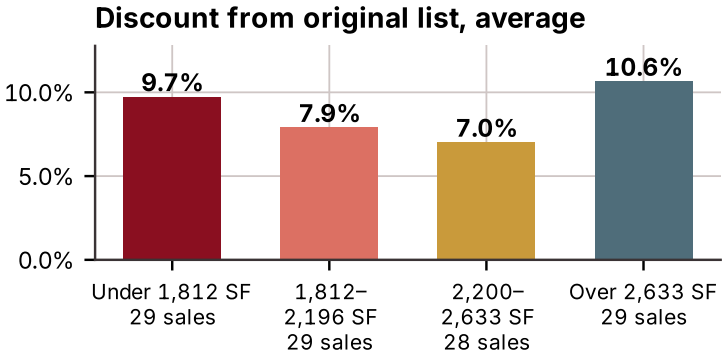


The median is **98 days** for homes over 2,633 SF and **37 days** for homes under 1,812 SF. It does not move in a straight line; homes over 2,633 SF are highest. Defined in 8.1.5.

– No clear difference · could be chance

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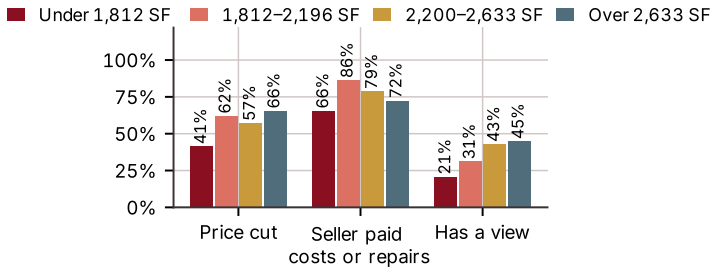
4.7 Discount from original list: no clear difference



The average is **10.6%** for homes over 2,633 SF and **9.7%** for homes under 1,812 SF. It does not move in a straight line; homes over 2,633 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.

- 66% of homes over 2,633 SF had a price cut before sale, against 41% of homes under 1,812 SF. Defined in 8.1.7.
- 72% of homes over 2,633 SF had the seller pay closing costs or repairs, against 66% of homes under 1,812 SF. Defined in 8.1.8.
- 45% of homes over 2,633 SF have a view, against 21% of homes under 1,812 SF. Defined in 8.1.9.

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

4.9 The numbers: price and size

	Under 1,812 SF 29 sales	1,812–2,196 SF 29 sales	2,200–2,633 SF 28 sales	Over 2,633 SF 29 sales	All 115 sales	Real difference?
Net sale price average	$237,621	$326,000	$441,443	$822,512	$457,029	✓ large
Net price per SF average	$168	$165	$184	$211	$182	unclear
Living area average	1,440	1,977	2,385	3,637	2,359	by design
Year built median	2001	2016	2018	2013	2015	✓ large

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4.10 The numbers: selling

	Under 1,812 SF 29 sales	1,812–2,196 SF 29 sales	2,200–2,633 SF 28 sales	Over 2,633 SF 29 sales	All 115 sales	Real difference?
Days on market median	37	83	69	98	70	unclear
Discount from original list average	9.7%	7.9%	7.0%	10.6%	8.8%	unclear
Price cut before sale	41%	62%	57%	66%	57%	unclear
Seller paid closing costs or repairs	66%	86%	79%	72%	76%	unclear
Has a view	21%	31%	43%	45%	35%	unclear

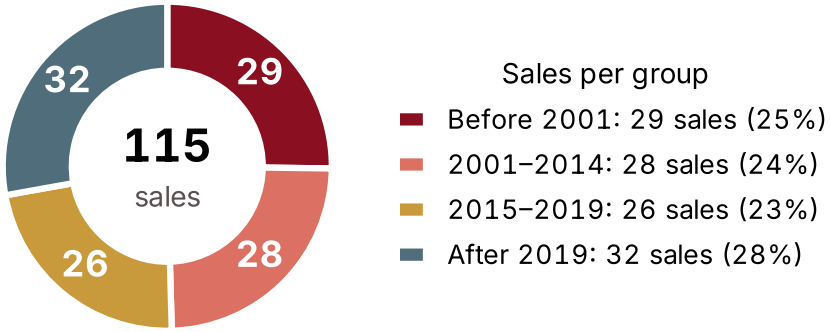
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.2.

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5. Quartiles by year built

Resale homes · 115 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

- Homes built after 2019 sell for about $6 per SF (3%) more than homes built before 2001.
- Homes built after 2019 sell for about $97K (29%) more than homes built before 2001.

5.1 Key differences

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

Before 2001 2001–2014 2015–2019 After 2019

Newer homes After 2019

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

Older homes Before 2001

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

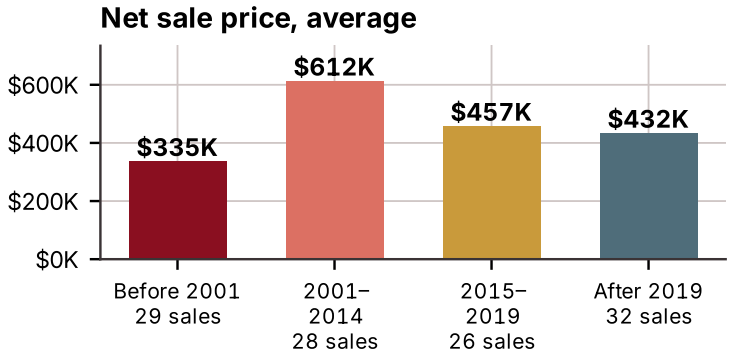
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5.2 At a glance

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 2001	2001–2014	2015–2019	After 2019	Real difference?
Net sale price	$335K **Lowest**	$612K **Highest**	$457K	$432K	✓ medium
Net price per SF	$167 per SF **Lowest**	$209 per SF **Highest**	$182 per SF	$172 per SF	✓ medium
Living area	1,983 SF	2,693 SF	2,403 SF	2,373 SF	unclear
Days on market	67 days	59 days	50 days	92 days	unclear
Discount from original list	11.5%	9.3%	6.0%	8.2%	unclear
Price cut before sale	59%	50%	42%	72%	unclear
Seller paid closing costs or repairs	72%	68%	81%	81%	unclear
Has a view	45%	39%	23%	31%	unclear

5.3 Homes built after 2019 sell for about $97K (29%) more than homes built before 2001

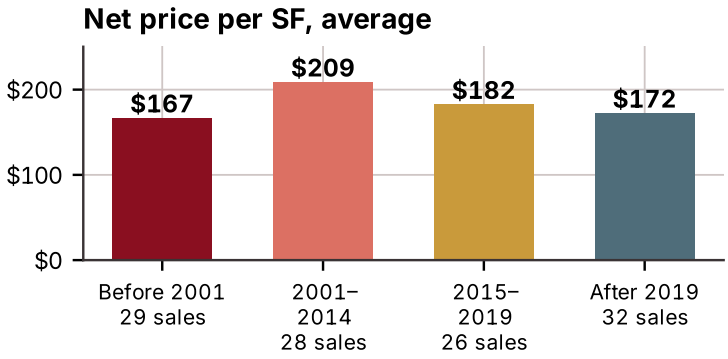


The average is **$432K** for homes built after 2019 and **$335K** for homes built before 2001. It does not move in a straight line; homes built 2001–2014 are highest. Defined in 8.1.1.

✓ **Real difference** · medium

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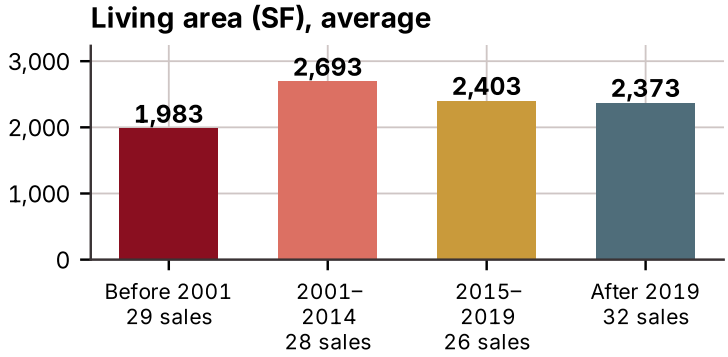
5.4 Homes built after 2019 sell for about $6 per SF (3%) more than homes built before 2001



The average is **$172 per SF** for homes built after 2019 and **$167 per SF** for homes built before 2001. It does not move in a straight line; homes built 2001–2014 are highest. Defined in 8.1.2.

✓ **Real difference** · medium

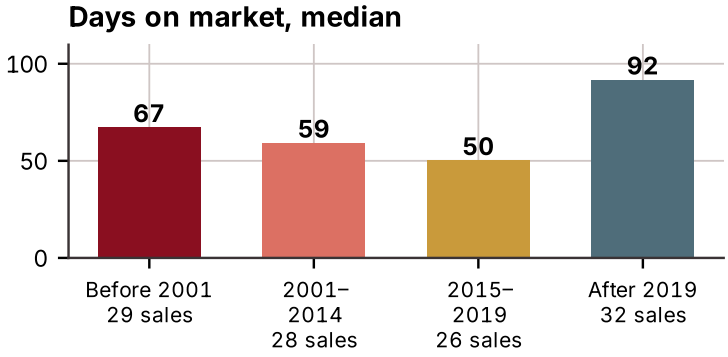
5.5 Living area: no clear difference



The average is **2,373 SF** for homes built after 2019 and **1,983 SF** for homes built before 2001. It does not move in a straight line; homes built 2001–2014 are highest. Defined in 8.1.3.

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

5.6 Days on market: no clear difference

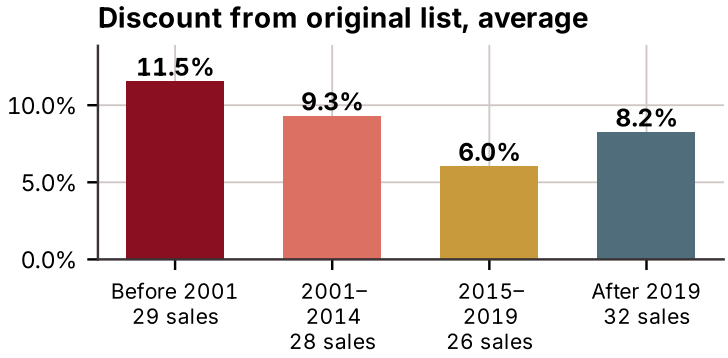


The median is **92 days** for homes built after 2019 and **67 days** for homes built before 2001. It does not move in a straight line; homes built after 2019 are highest. Defined in 8.1.5.

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

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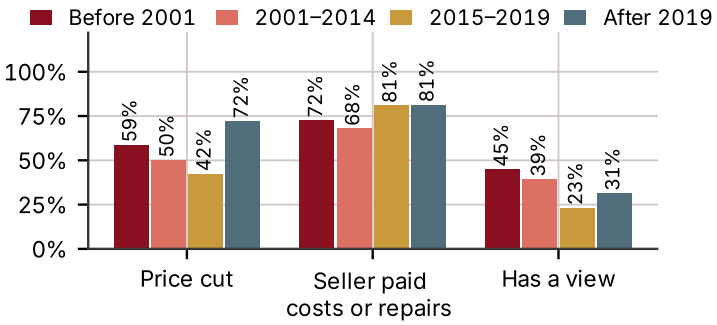
5.7 Discount from original list: no clear difference



The average is **8.2%** for homes built after 2019 and **11.5%** for homes built before 2001. It does not move in a straight line; homes built before 2001 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.

- 72% of homes built after 2019 had a price cut before sale, against 59% of homes built before 2001. Defined in 8.1.7.
- 81% of homes built after 2019 had the seller pay closing costs or repairs, against 72% of homes built before 2001. Defined in 8.1.8.
- 31% of homes built after 2019 have a view, against 45% of homes built before 2001. 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 2001 29 sales	2001–2014 28 sales	2015–2019 26 sales	After 2019 32 sales	All 115 sales	Real difference?
Net sale price average	$335,071	$611,861	$456,552	$432,461	$457,029	✓ medium
Net price per SF average	$167	$209	$182	$172	$182	✓ medium
Living area average	1,983	2,693	2,403	2,373	2,359	unclear
Year built median	1972	2006	2017	2021	2015	by design

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5.10 The numbers: selling

	Before 2001 29 sales	2001–2014 28 sales	2015–2019 26 sales	After 2019 32 sales	All 115 sales	Real difference?
Days on market median	67	59	50	92	70	unclear
Discount from original list average	11.5%	9.3%	6.0%	8.2%	8.8%	unclear
Price cut before sale	59%	50%	42%	72%	57%	unclear
Seller paid closing costs or repairs	72%	68%	81%	81%	76%	unclear
Has a view	45%	39%	23%	31%	35%	unclear

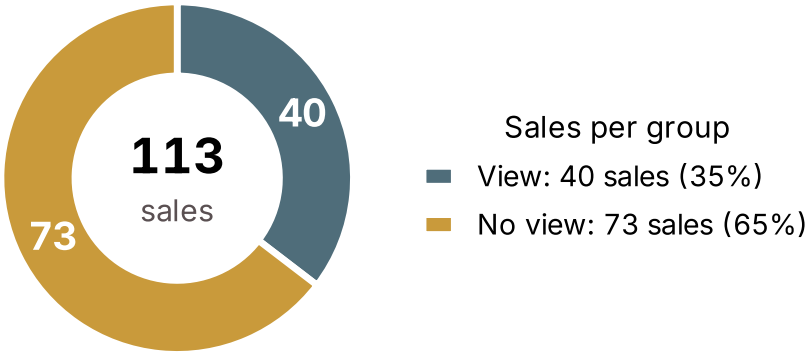
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.3.

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6. View and no view

Resale homes · 115 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. 2 sales whose MLS view entry is only “See Remarks” are left out.



Bottom line

- Homes with a view sell for about $238K (64%) more than homes without a view.
- Homes with a view sell for about $31 per SF (18%) 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

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

Homes without a view no view listed

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

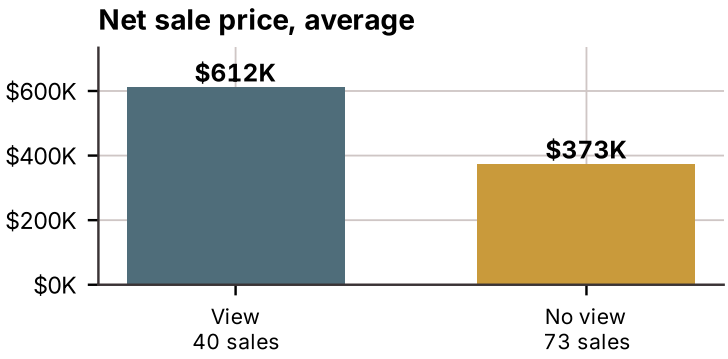
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6.2 At a glance

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	$612K **Highest**	$373K **Lowest**	✓ medium
Net price per SF	$202 per SF **Highest**	$171 per SF **Lowest**	✓ medium
Living area	2,748 SF	2,149 SF	unclear
Year built	2006	2016	unclear
Days on market	56 days	84 days	unclear
Discount from original list	9.3%	8.6%	unclear
Price cut before sale	55%	58%	unclear
Seller paid closing costs or repairs	80%	74%	unclear

6.3 Homes with a view sell for about $238K (64%) more than homes without a view

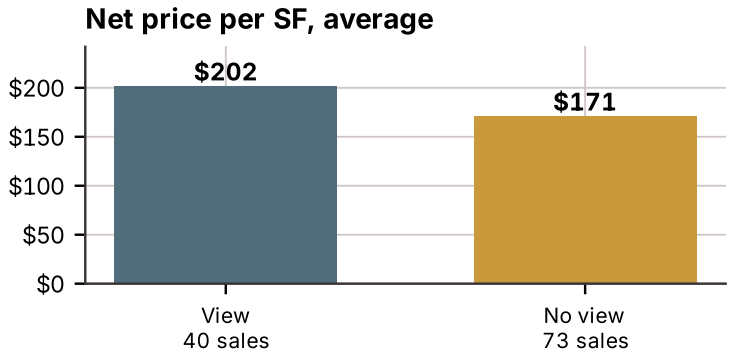


The average is **$612K** for homes with a view and **$373K** for homes without a view. Defined in 8.1.1.

✓ **Real difference** · medium

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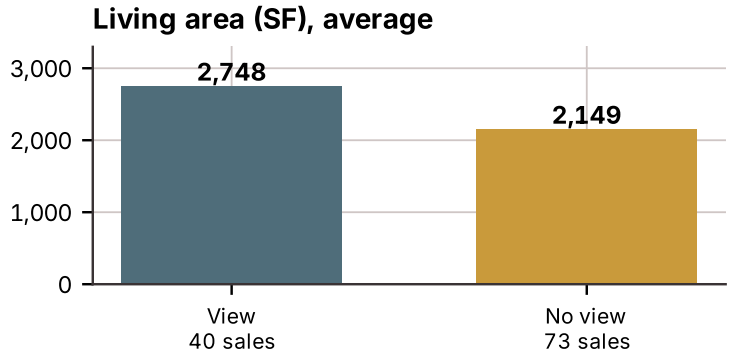
6.4 Homes with a view sell for about $31 per SF (18%) more than homes without a view



The average is **$202 per SF** for homes with a view and **$171 per SF** for homes without a view. Defined in 8.1.2.

✓ **Real difference** · medium

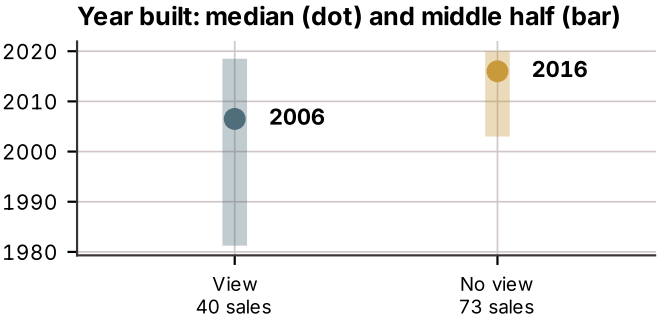
6.5 Living area: no clear difference



The average is **2,748 SF** for homes with a view and **2,149 SF** for homes without a view. Defined in 8.1.3.

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

6.6 Year built: no clear difference

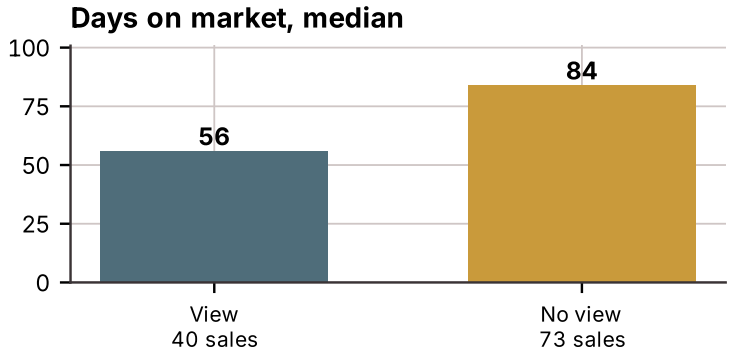


The median is **2006** for homes with a view and **2016** for homes without a view. Defined in 8.1.4.

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

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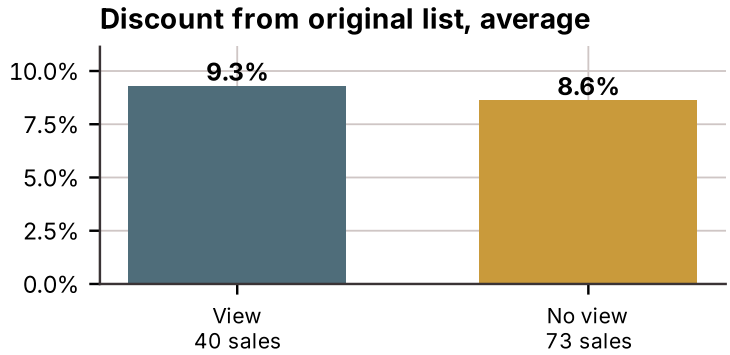
6.7 Days on market: no clear difference



The median is **56 days** for homes with a view and **84 days** for homes without a view. Defined in 8.1.5.

– No clear difference · could be chance

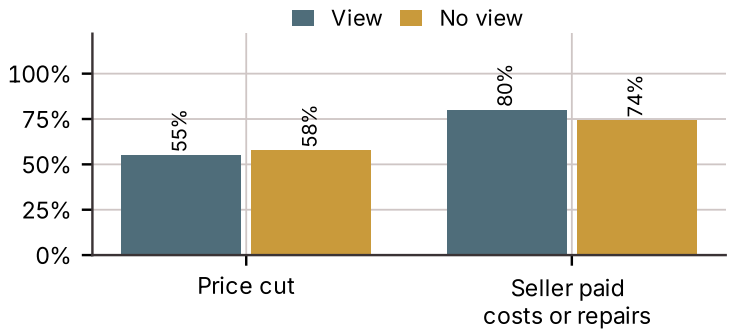
6.8 Discount from original list: no clear difference



The average is **9.3%** for homes with a view and **8.6%** 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.

- 55% of homes with a view had a price cut before sale, against 58% of homes without a view. Defined in 8.1.7.
- 80% of homes with a view had the seller pay closing costs or repairs, against 74% 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 40 sales	No view 73 sales	All 113 sales	Real difference?
Net sale price average	$611,530	$373,133	$457,521	✓ medium
Net price per SF average	$202	$171	$182	✓ medium
Living area average	2,748	2,149	2,361	unclear
Year built median	2006	2016	2015	unclear

6.11 The numbers: selling

	View 40 sales	No view 73 sales	All 113 sales	Real difference?
Days on market median	56	84	70	unclear
Discount from original list average	9.3%	8.6%	8.8%	unclear
Price cut before sale	55%	58%	57%	unclear
Seller paid closing costs or repairs	80%	74%	76%	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 · 44 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: 44 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 Belton.

Measure	Average	Median
Sales		44
Net sale price	**$359,565**	$302,146
Net price per SF	**$162**	$154
Living area (SF)	**2,158**	1,990
Days on market	**141**	112
Discount from original list	**7.6%**	6.8%
Price cut before sale		48% of sales
Seller paid closing costs or repairs		89% of sales
Year built		1967–2026

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 115 resale sales. Average $457,029; median $354,000; standard deviation $396,088; middle half (25th–75th percentile) $269,916–$524,012; lowest $100,000, highest $3,595,200. 87 sales had a seller payment; their median payment was $10,450.

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 115 resale sales. Average $182; median $174; standard deviation $57; middle half (25th–75th percentile) $144–$207; lowest $74, highest $396.

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 115 resale sales. Average 2,359; median 2,196; standard deviation 1,077; middle half (25th–75th percentile) 1,803–2,658; lowest 918, highest 10,086.

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 115 resale sales. Average 2003; median 2015; standard deviation 25; middle half (25th–75th percentile) 2000–2020; lowest 1880, highest 2024.

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8.1.5 Days on market

In simple terms How many days the home was on the market before the buyer's offer was accepted, counting any earlier listing periods (relists). This is the days on market agents and clients quote.

Statistically CDOM = max(CumulativeDaysOnMarket, DaysOnMarket, PurchaseContractDate − ListingContractDate). The MLS counter can freeze at a price change, so the contract-date gap is a floor. Summarized by the median, because a few homes that sat for months pull an average up.

The data 115 resale sales. Average 92; median 70; standard deviation 81; middle half (25th–75th percentile) 22–142; lowest 2, highest 280. 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 115 resale sales. Average 8.8%; median 7.4%; standard deviation 7.1%; middle half (25th–75th percentile) 4.0%–12.6%; lowest −2.8%, highest 39.6%. 4 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 65 of 115 resale sales (56.5%).

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_BuyersCIsgCostPdbySell + ACTRIS_RepairsAmount > 0. Reported as the share of sales (%).

The data 87 of 115 resale sales (75.7%).

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 40 sales with a view, 73 without, 2 unclassified. Most common View entries: Neighborhood 50, None 37, Trees/Woods 19, Lake 11, Park/Greenbelt 8, Pool 4, Hill Country 3, Canyon 3.

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8.2 Methods

8.2.1 Data source

In simple terms Every figure comes from the Austin Board of REALTORS® MLS, read live by ALEX. No figure is estimated or typed in.

Statistically ABOR MLS via secure APIs, read from ALEX's copy of the MLS (refreshed every 15 minutes; this pull as of 2026-11-22 13:00 UTC), every field. Filter: StandardStatus = Closed, PropertyType = Residential, City = Belton.

The data Pulled November 22, 2026: 164 closed Belton records over the prior year. ZIP codes: 1, the most sales in 76513.

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 55 resale sales here (under 80), so the full year is used.

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

The data 159 single-family sales in the window: 115 resale, 44 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 115 resale; 44 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 2 sale(s) other than single-family homes (condo, townhome and similar); 3 sale(s) with concessions above 10% of price

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8.2.5 Quartiles and groups

In simple terms Sales lined up from lowest to highest and cut into four groups of about equal size. Each group is named by its range, for example “Under $275K”.

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 $275K: $100,000–$265,282 (29 sales); $275K–$354K: $274,550–$354,000 (29 sales); $355K–$524K: $355,000–$524,000 (28 sales); Over $524K: $524,025–$3,595,200 (29 sales)
Quartiles by living area: Under 1,812 SF: 918–1,794 SF (29 sales); 1,812–2,196 SF: 1,812–2,196 SF (29 sales); 2,200–2,633 SF: 2,200–2,633 SF (28 sales); Over 2,633 SF: 2,684–10,086 SF (29 sales)
Quartiles by year built: Before 2001: 1880–2000 (29 sales); 2001–2014: 2001–2014 (28 sales); 2015–2019: 2015–2019 (26 sales); After 2019: 2020–2024 (32 sales)
View and no view: View: MLS lists a view (40 sales); No view: None or Neighborhood (73 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 $457,029, median $354,000. Days on market: average 92, median 70: the average is pulled up by a few long listings.

8.2.7 Kruskal–Wallis test

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

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

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

8.2.8 Mann–Whitney U test

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

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

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

8.2.9 Chi-square test

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

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

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

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8.2.10 Real difference (significance)

In simple terms	"Real difference" means a gap this large would be very unlikely if the groups were really alike. Because many measures are checked in each slice, the bar is set higher than usual.
Statistically	Significant when $p < 0.05 \div m$, where m is the number of measures tested in that slice (Bonferroni; Dunn, 1961). The slicing variable itself differs by design and is not tested.
The data	Quartiles by net sale price: m = 8, threshold $p < 0.0063$; Quartiles by living area: m = 8, threshold $p < 0.0063$; Quartiles by year built: m = 8, threshold $p < 0.0063$; View and no view: m = 8, threshold $p < 0.0063$

8.2.11 Size of a difference

In simple terms	A difference can be real but small. The size word (small, medium, large) says how much the groups pull apart.
Statistically	ε^2 for Kruskal–Wallis, rank-biserial r for Mann–Whitney, Cramér's V for chi-square, with the thresholds above; below the small threshold the size is "negligible".
The data	9 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 = 59.27	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.520$	large
Living area	Kruskal–Wallis	H = 74.16	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.651$	large
Year built	Kruskal–Wallis	H = 24.92	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.219$	large
Days on market	Kruskal–Wallis	H = 2.78	3	0.4266	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.024$	small
Discount from original list	Kruskal–Wallis	H = 2.75	3	0.4324	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.024$	small
Price cut before sale	Chi-square	$\chi^2 = 1.48$	3	0.6863	p < 0.0063	**Unclear**	Cramér's V = 0.114	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 1.72$	3	0.6325	p < 0.0063	**Unclear**	Cramér's V = 0.122	small
Has a view	Chi-square	$\chi^2 = 8.53$	3	0.0363	p < 0.0063	**Unclear**	Cramér's V = 0.272	small

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 = 75.32	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.661$	large
Net price per SF	Kruskal–Wallis	H = 11.85	3	0.0079	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.104$	medium
Year built	Kruskal–Wallis	H = 16.25	3	0.0010	p < 0.0063	**Yes**	$\varepsilon^2 = 0.143$	large
Days on market	Kruskal–Wallis	H = 7.46	3	0.0587	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.065$	medium
Discount from original list	Kruskal–Wallis	H = 4.21	3	0.2393	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.037$	small
Price cut before sale	Chi-square	$\chi^2 = 4.03$	3	0.2584	p < 0.0063	**Unclear**	Cramér's V = 0.187	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 3.67$	3	0.2999	p < 0.0063	**Unclear**	Cramér's V = 0.179	small
Has a view	Chi-square	$\chi^2 = 4.81$	3	0.1860	p < 0.0063	**Unclear**	Cramér's V = 0.205	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 = 14.21	3	0.0026	p < 0.0063	Yes	ε² = 0.125	medium
Net price per SF	Kruskal–Wallis	H = 15.42	3	0.0015	p < 0.0063	Yes	ε² = 0.135	medium
Living area	Kruskal–Wallis	H = 8.09	3	0.0442	p < 0.0063	Unclear	ε² = 0.071	medium
Days on market	Kruskal–Wallis	H = 2.17	3	0.5379	p < 0.0063	Unclear	ε² = 0.019	small
Discount from original list	Kruskal–Wallis	H = 8.37	3	0.0389	p < 0.0063	Unclear	ε² = 0.073	medium
Price cut before sale	Chi-square	χ^2 = 5.74	3	0.1248	p < 0.0063	Unclear	Cramér's V = 0.223	small
Seller paid closing costs or repairs	Chi-square	χ^2 = 2.00	3	0.5718	p < 0.0063	Unclear	Cramér's V = 0.132	small
Has a view	Chi-square	χ^2 = 3.29	3	0.3495	p < 0.0063	Unclear	Cramér's V = 0.169	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 = 1,972.00	—	0.0021	p < 0.0063	Yes	rank-biserial r = 0.351	medium
Net price per SF	Mann–Whitney U	U = 1,960.00	—	0.0027	p < 0.0063	Yes	rank-biserial r = 0.342	medium
Living area	Mann–Whitney U	U = 1,837.50	—	0.0236	p < 0.0063	Unclear	rank-biserial r = 0.259	small
Year built	Mann–Whitney U	U = 1,237.50	—	0.1818	p < 0.0063	Unclear	rank-biserial r = 0.152	small
Days on market	Mann–Whitney U	U = 1,206.00	—	0.1280	p < 0.0063	Unclear	rank-biserial r = 0.174	small
Discount from original list	Mann–Whitney U	U = 1,405.50	—	0.7458	p < 0.0063	Unclear	rank-biserial r = 0.037	negligible
Price cut before sale	Chi-square	χ^2 = 0.07	1	0.7949	p < 0.0063	Unclear	Cramér's V = 0.024	negligible
Seller paid closing costs or repairs	Chi-square	χ^2 = 0.52	1	0.4724	p < 0.0063	Unclear	Cramér's V = 0.068	negligible

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8.4 Data notes

Left out of the analysis: 44 new-construction sales (basic statistics only, section 7); 2 sale(s) other than single-family homes (condo, townhome and similar); 3 sale(s) with concessions above 10% of price. Statistics: Python, NumPy 2.5.3, SciPy 1.18.1.

8.5 References

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This is a market study of closed sales, not an appraisal or an opinion of value for any home. The analysis covers 115 closed MLS resale sales; the 44 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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