Killeen

Bell County, TX
Resale homes · closed May 26 – Nov 21, 2026
Prepared for Buyers, sellers and agents

Prepared by ALEX Intelligence for ALEX Real Estate
Market Study · Resale Analysis
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MARKET STUDY All analysis covers resale homes only. New construction appears once, in its own section.

RESALE SALES, 180 DAYS	MEDIAN NET SALE PRICE	MEDIAN NET PRICE PER SF	MEDIAN DAYS ON MARKET
83	**$231,000**	**$128**	**57 days**
single-family resale homes	average $248,559	average $127	average 82 days

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1. Summary

Resale homes · 83 sales · May 26, 2026 – November 21, 2026

This study looks at the **83 resale homes** sold in Killeen 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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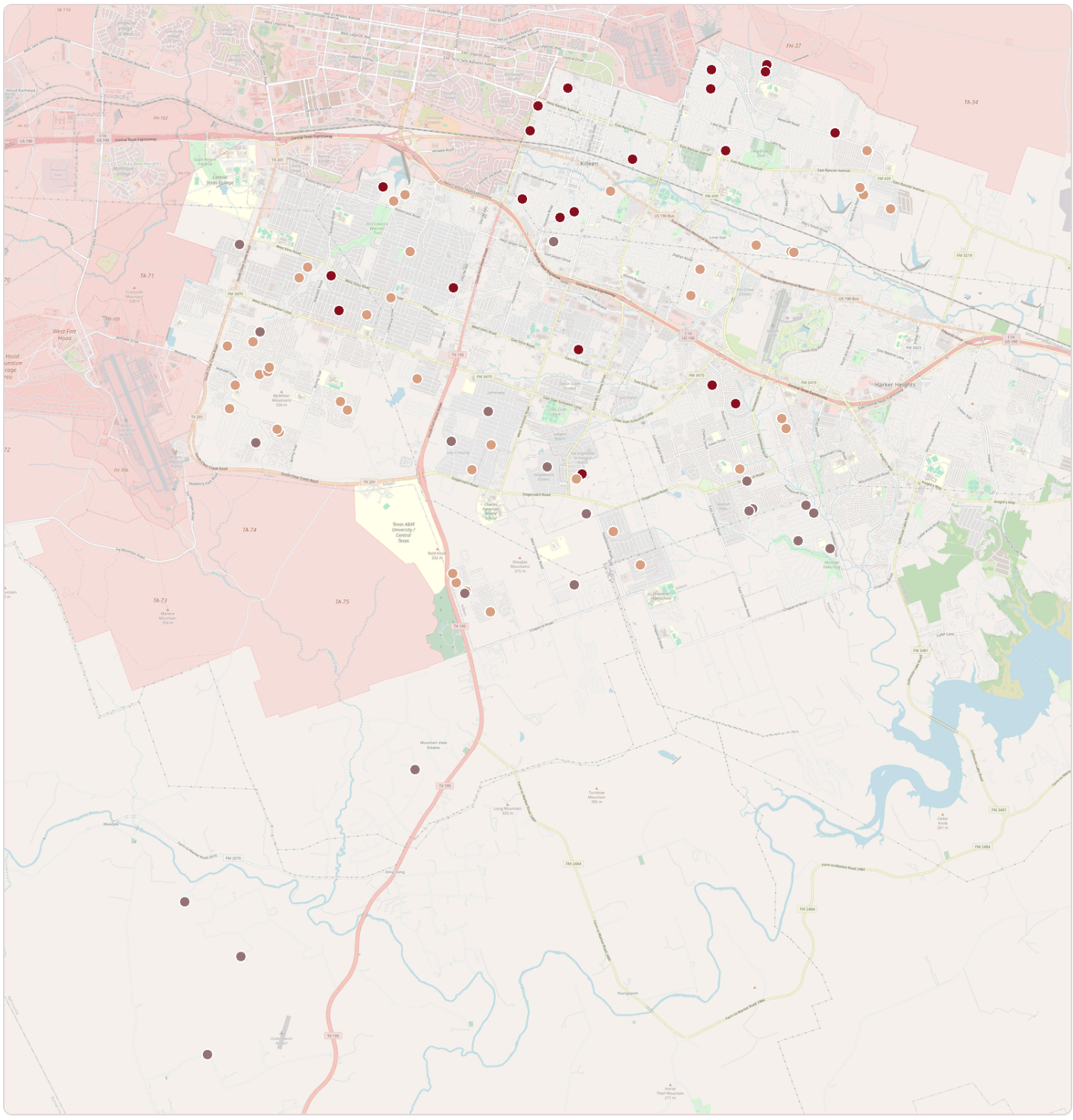
2. Where the resale homes sold

83 resale homes · colored by price range

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



● Under $205K · 21 sales ● $205K–$231K · 21 sales ● $234K–$273K · 20 sales ● Over $273K · 21 sales

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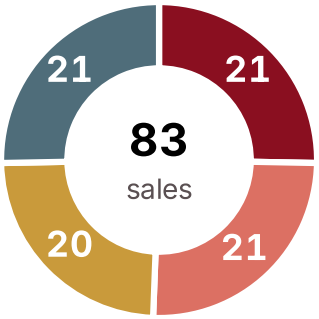
3. Quartiles by net sale price

Resale homes · 83 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 $205K: 21 sales (25%)
- $205K–$231K: 21 sales (25%)
- $234K–$273K: 20 sales (24%)
- Over $273K: 21 sales (25%)

Bottom line

- Homes over $273K are about 1,120 SF (80%) larger than homes under $205K.
- Homes over $273K are about 22 years newer than homes under $205K.
- Homes over $273K sell about 6 percentage points closer to their first asking price than homes under $205K.
- Homes over $273K sell for about $41 per SF (38%) more than homes under $205K.

3.1 Key differences

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

Under $205K $205K–$231K $234K–$273K Over $273K

Higher-priced homes Over $273K

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

Lower-priced homes Under $205K

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

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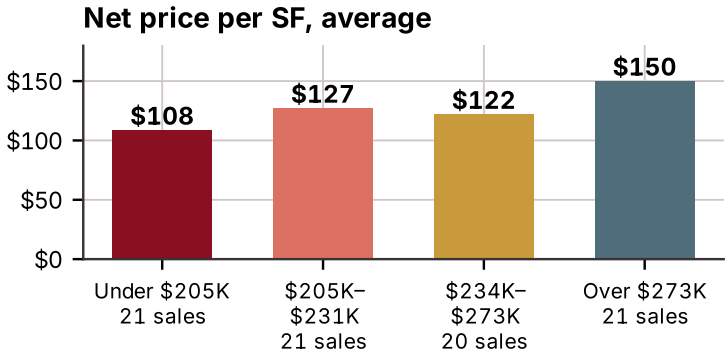
3.2 At a glance

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

	Under $205K	$205K–$231K	$234K–$273K	Over $273K	Real difference?
Net price per SF	$108 per SF **Lowest**	$127 per SF	$122 per SF	$150 per SF **Highest**	✓ large
Living area	1,403 SF **Smallest**	1,765 SF	2,129 SF	2,527 SF **Largest**	✓ large
Year built	1986 **Oldest**	2005	2010 **Newest**	2008	✓ large
Days on market	83 days	42 days	52 days	27 days	unclear
Discount from original list	13.5% **Biggest**	6.4%	5.0% **Smallest**	7.6%	✓ large
Price cut before sale	62%	33%	45%	52%	unclear
Seller paid closing costs or repairs	76%	100%	95%	81%	unclear
Has a view	10%	5%	0%	29%	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 $273K sell for about $41 per SF (38%) more than homes under $205K



The average is **$150 per SF** for homes over $273K and **$108 per SF** for homes under $205K. It does not move in a straight line; homes over $273K are highest. Defined in 8.1.2.

✓ **Real difference** · large

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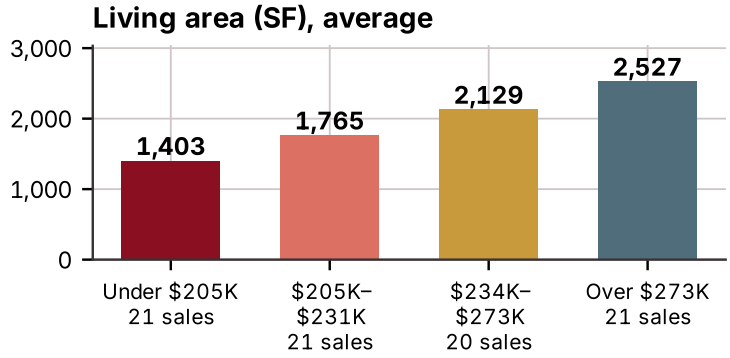
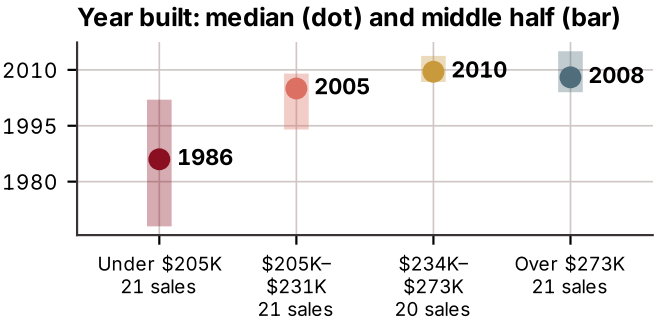
3.4 Homes over $273K are about 1,120 SF (80%) larger than homes under $205K



The average is **2,527 SF** for homes over $273K and **1,403 SF** for homes under $205K. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

✓ **Real difference** · large

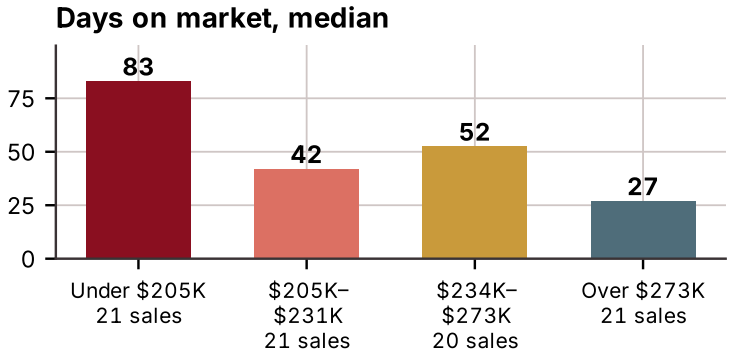
3.5 Homes over $273K are about 22 years newer than homes under $205K



The median is **2008** for homes over $273K and **1986** for homes under $205K. It does not move in a straight line; homes $234K–$273K are highest. Defined in 8.1.4.

✓ **Real difference** · large

3.6 Days on market: no clear difference



The median is **27 days** for homes over $273K and **83 days** for homes under $205K. It does not move in a straight line; homes under $205K are highest. Defined in 8.1.5.

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

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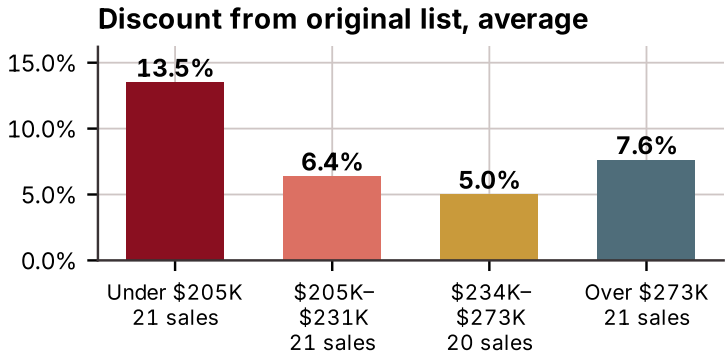
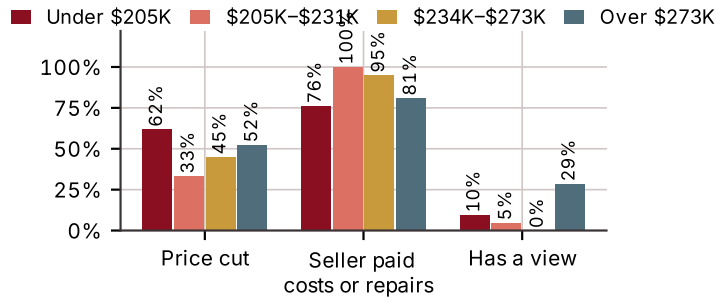
3.7 Homes over $273K sell about 6 percentage points closer to their first asking price than homes under $205K



The average is **7.6%** for homes over $273K and **13.5%** for homes under $205K. It does not move in a straight line; homes under $205K are highest. Defined in 8.1.6.

✓ **Real difference** · large

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.

- 52% of homes over $273K had a price cut before sale, against 62% of homes under $205K. Defined in 8.1.7.
- 81% of homes over $273K had the seller pay closing costs or repairs, against 76% of homes under $205K. Defined in 8.1.8.
- 29% of homes over $273K have a view, against 10% of homes under $205K. 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 $205K 21 sales	$205K–$231K 21 sales	$234K–$273K 20 sales	Over $273K 21 sales	All 83 sales	Real difference?
Net sale price average	$151,671	$214,034	$252,273	$376,433	$248,559	by design
Net price per SF average	$108	$127	$122	$150	$127	✓ large
Living area average	1,403	1,765	2,129	2,527	1,954	✓ large
Year built median	1986	2005	2010	2008	2005	✓ large

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3.10 The numbers: selling

	Under $205K 21 sales	$205K–$231K 21 sales	$234K–$273K 20 sales	Over $273K 21 sales	All 83 sales	Real difference?
Days on market median	83	42	52	27	57	unclear
Discount from original list average	13.5%	6.4%	5.0%	7.6%	8.2%	✓ large
Price cut before sale	62%	33%	45%	52%	48%	unclear
Seller paid closing costs or repairs	76%	100%	95%	81%	88%	unclear
Has a view	10%	5%	0%	29%	11%	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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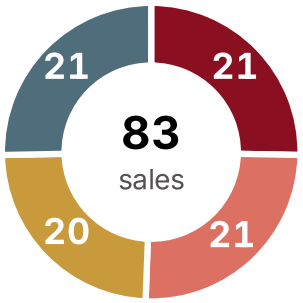
4. Quartiles by living area

Resale homes · 83 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 1,470 SF: 21 sales (25%)
- 1,470–1,844 SF: 21 sales (25%)
- 1,941–2,404 SF: 20 sales (24%)
- Over 2,404 SF: 21 sales (25%)

Bottom line

- Homes over 2,404 SF sell for about $185K (117%) more than homes under 1,470 SF.

4.1 Key differences

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

Under 1,470 SF · 1,470–1,844 SF · 1,941–2,404 SF · Over 2,404 SF

Larger homes Over 2,404 SF

- Sell for much more.

Smaller homes Under 1,470 SF

- Sell for much less.

4.2 At a glance

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

	Under 1,470 SF	1,470–1,844 SF	1,941–2,404 SF	Over 2,404 SF	Real difference?
Net sale price	$159K Lowest	$227K	$266K	$344K Highest	✓ large
Net price per SF	$121 per SF	$137 per SF	$122 per SF	$126 per SF	unclear
Year built	1986	2007	2008	2007	unclear
Days on market	64 days	38 days	59 days	65 days	unclear
Discount from original list	11.8%	6.6%	6.3%	8.0%	unclear
Price cut before sale	52%	33%	50%	57%	unclear
Seller paid closing costs or repairs	81%	95%	85%	90%	unclear
Has a view	10%	5%	5%	24%	unclear

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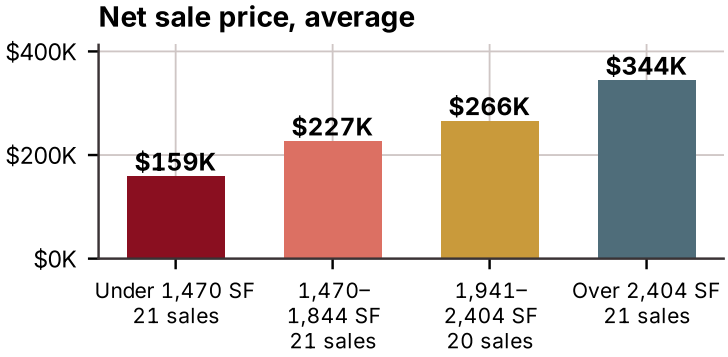
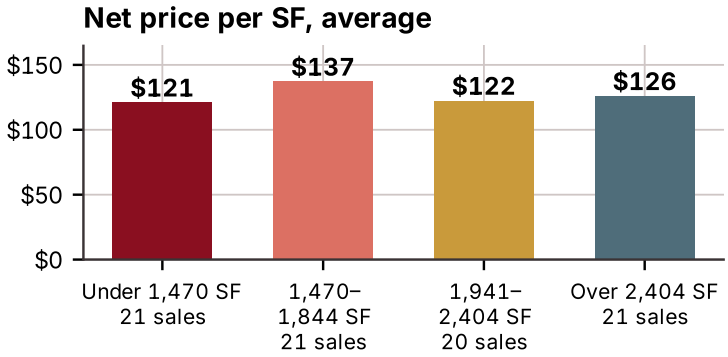
4.3 Homes over 2,404 SF sell for about $185K (117%) more than homes under 1,470 SF



The average is **$344K** for homes over 2,404 SF and **$159K** for homes under 1,470 SF. It rises step by step from the lowest range to the highest. Defined in 8.1.1.

✓ **Real difference** · large

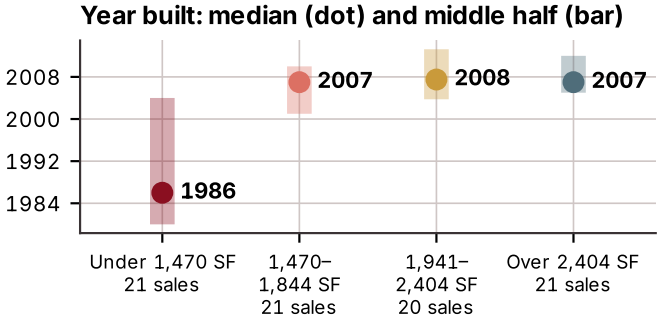
4.4 Net price per SF: no clear difference



The average is **$126 per SF** for homes over 2,404 SF and **$121 per SF** for homes under 1,470 SF. It does not move in a straight line; homes 1,470–1,844 SF are highest. Defined in 8.1.2.

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

4.5 Year built: no clear difference



The median is **2007** for homes over 2,404 SF and **1986** for homes under 1,470 SF. It does not move in a straight line; homes 1,941–2,404 SF are highest. Defined in 8.1.4.

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

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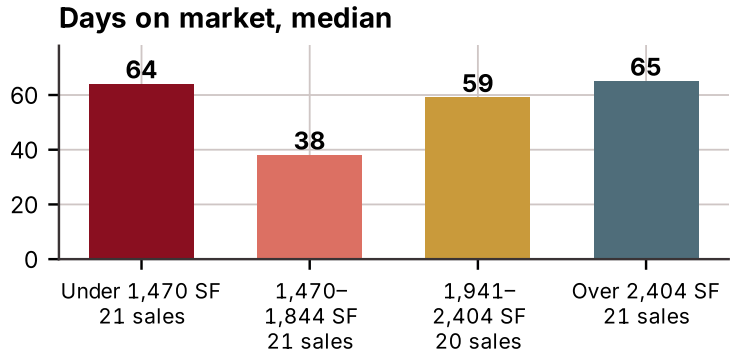
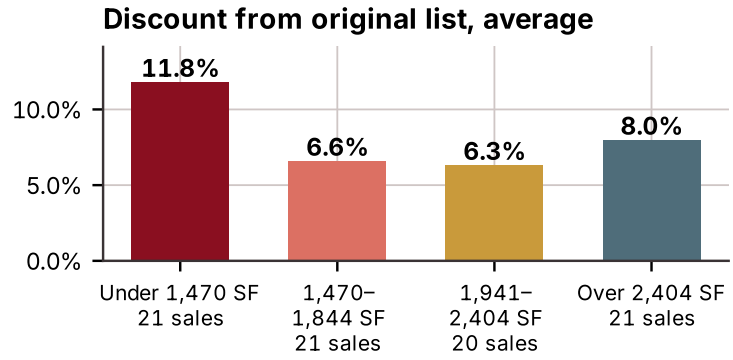
4.6 Days on market: no clear difference



The median is **65 days** for homes over 2,404 SF and **64 days** for homes under 1,470 SF. It does not move in a straight line; homes over 2,404 SF are highest. Defined in 8.1.5.

– No clear difference · could be chance

4.7 Discount from original list: no clear difference



The average is **8.0%** for homes over 2,404 SF and **11.8%** for homes under 1,470 SF. It does not move in a straight line; homes under 1,470 SF are highest. Defined in 8.1.6.

– No clear difference · could be chance

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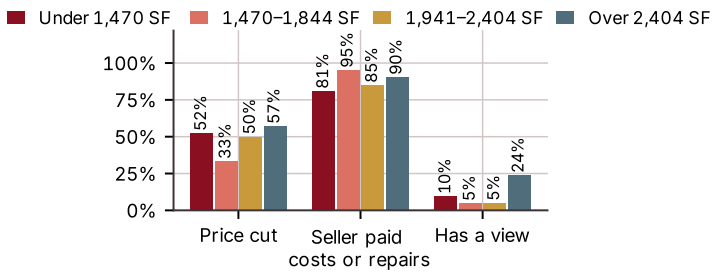
4.8 How often: price cut before sale, seller paid closing costs or repairs, has a view



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

- 57% of homes over 2,404 SF had a price cut before sale, against 52% of homes under 1,470 SF. Defined in 8.1.7.
- 90% of homes over 2,404 SF had the seller pay closing costs or repairs, against 81% of homes under 1,470 SF. Defined in 8.1.8.
- 24% of homes over 2,404 SF have a view, against 10% of homes under 1,470 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 1,470 SF 21 sales	1,470–1,844 SF 21 sales	1,941–2,404 SF 20 sales	Over 2,404 SF 21 sales	All 83 sales	Real difference?
Net sale price average	$158,845	$226,505	$265,798	$343,907	$248,559	✓ large
Net price per SF average	$121	$137	$122	$126	$127	unclear
Living area average	1,282	1,649	2,170	2,725	1,954	by design
Year built median	1986	2007	2008	2007	2005	unclear

4.10 The numbers: selling

	Under 1,470 SF 21 sales	1,470–1,844 SF 21 sales	1,941–2,404 SF 20 sales	Over 2,404 SF 21 sales	All 83 sales	Real difference?
Days on market median	64	38	59	65	57	unclear
Discount from original list average	11.8%	6.6%	6.3%	8.0%	8.2%	unclear
Price cut before sale	52%	33%	50%	57%	48%	unclear
Seller paid closing costs or repairs	81%	95%	85%	90%	88%	unclear
Has a view	10%	5%	5%	24%	11%	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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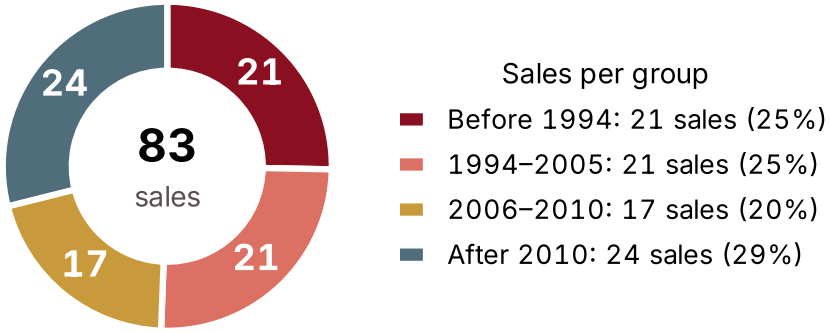
5. Quartiles by year built

Resale homes · 83 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 2010 sell for about $114K (64%) more than homes built before 1994.
- Homes built after 2010 are about 600 SF (38%) larger than homes built before 1994.

5.1 Key differences

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

Before 1994 1994–2005 2006–2010 After 2010

Newer homes After 2010

- Sell for much more.
- Are much larger.

Older homes Before 1994

- Sell for much less.
- Are much smaller.

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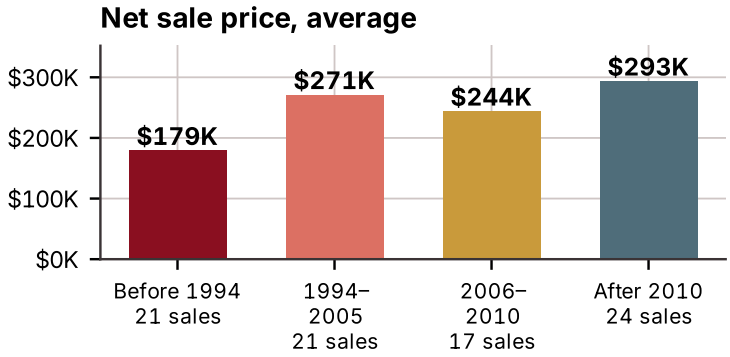
5.2 At a glance

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 1994	1994–2005	2006–2010	After 2010	Real difference?
Net sale price	$179K Lowest	$271K	$244K	$293K Highest	✓ large
Net price per SF	$113 per SF	$137 per SF	$115 per SF	$138 per SF	unclear
Living area	1,562 SF Smallest	1,951 SF	2,150 SF	2,161 SF Largest	✓ large
Days on market	71 days	54 days	52 days	22 days	unclear
Discount from original list	12.5%	7.8%	6.8%	5.7%	unclear
Price cut before sale	57%	43%	53%	42%	unclear
Seller paid closing costs or repairs	81%	86%	94%	92%	unclear
Has a view	10%	24%	6%	4%	unclear

5.3 Homes built after 2010 sell for about $114K (64%) more than homes built before 1994



The average is **$293K** for homes built after 2010 and **$179K** for homes built before 1994. It does not move in a straight line; homes built after 2010 are highest. Defined in 8.1.1.

✓ **Real difference** · large

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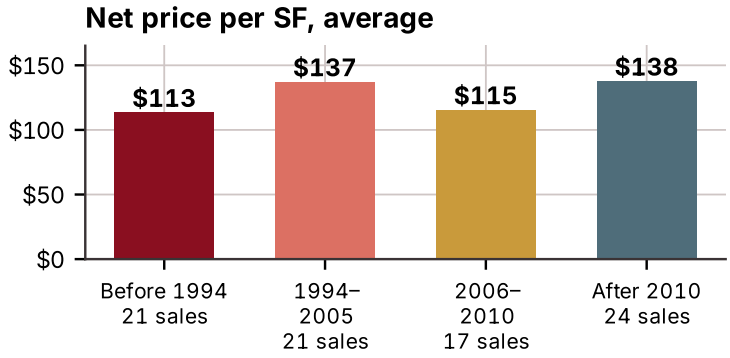
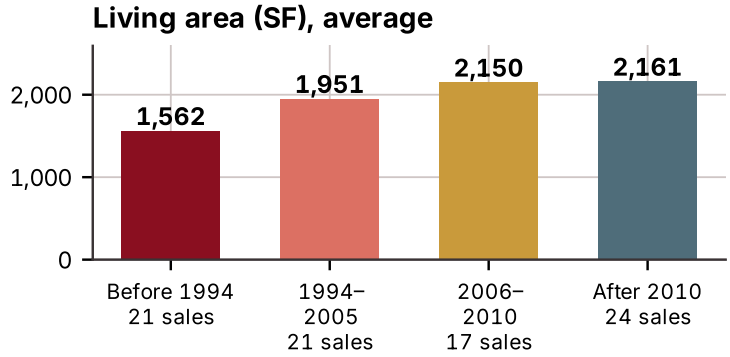
5.4 Net price per SF: no clear difference



The average is **$138 per SF** for homes built after 2010 and **$113 per SF** for homes built before 1994. It does not move in a straight line; homes built after 2010 are highest. Defined in 8.1.2.

– No clear difference · could be chance

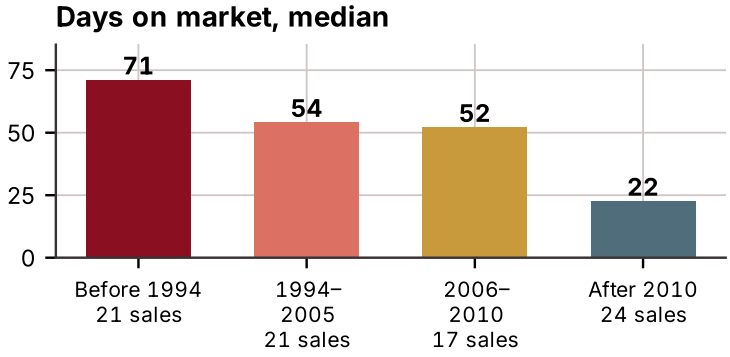
5.5 Homes built after 2010 are about 600 SF (38%) larger than homes built before 1994



The average is **2,161 SF** for homes built after 2010 and **1,562 SF** for homes built before 1994. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

✓ Real difference · large

5.6 Days on market: no clear difference



The median is **22 days** for homes built after 2010 and **71 days** for homes built before 1994. It falls step by step from the lowest range to the highest. Defined in 8.1.5.

– No clear difference · could be chance

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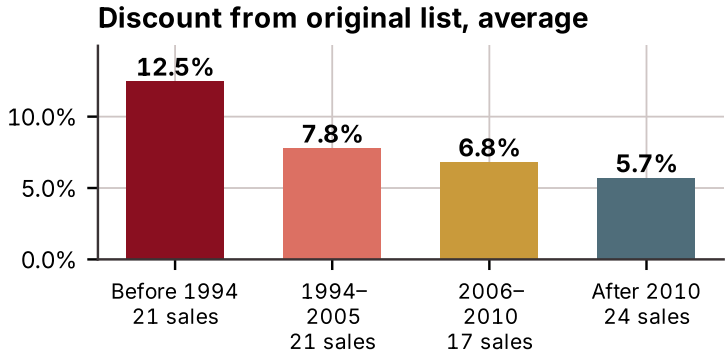
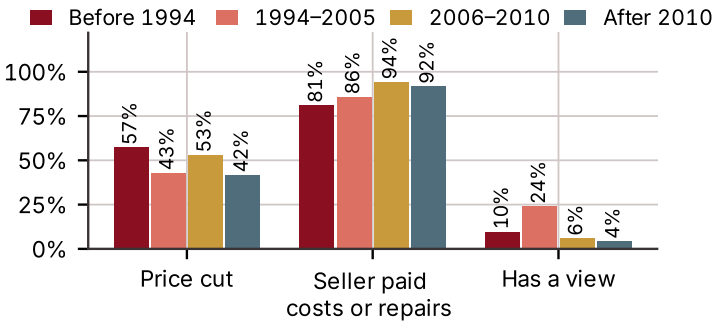
5.7 Discount from original list: no clear difference



The average is **5.7%** for homes built after 2010 and **12.5%** for homes built before 1994. It falls step by step from the lowest range to the 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.

- 42% of homes built after 2010 had a price cut before sale, against 57% of homes built before 1994. Defined in 8.1.7.
- 92% of homes built after 2010 had the seller pay closing costs or repairs, against 81% of homes built before 1994. Defined in 8.1.8.
- 4% of homes built after 2010 have a view, against 10% of homes built before 1994. Defined in 8.1.9.

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

5.9 The numbers: price and size

	Before 1994 21 sales	1994–2005 21 sales	2006–2010 17 sales	After 2010 24 sales	All 83 sales	Real difference?
Net sale price average	$178,841	$270,992	$243,745	$293,341	$248,559	✓ large
Net price per SF average	$113	$137	$115	$138	$127	unclear
Living area average	1,562	1,951	2,150	2,161	1,954	✓ large
Year built median	1979	2003	2007	2016	2005	by design

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5.10 The numbers: selling

	Before 1994 21 sales	1994–2005 21 sales	2006–2010 17 sales	After 2010 24 sales	All 83 sales	Real difference?
Days on market median	71	54	52	22	57	unclear
Discount from original list average	12.5%	7.8%	6.8%	5.7%	8.2%	unclear
Price cut before sale	57%	43%	53%	42%	48%	unclear
Seller paid closing costs or repairs	81%	86%	94%	92%	88%	unclear
Has a view	10%	24%	6%	4%	11%	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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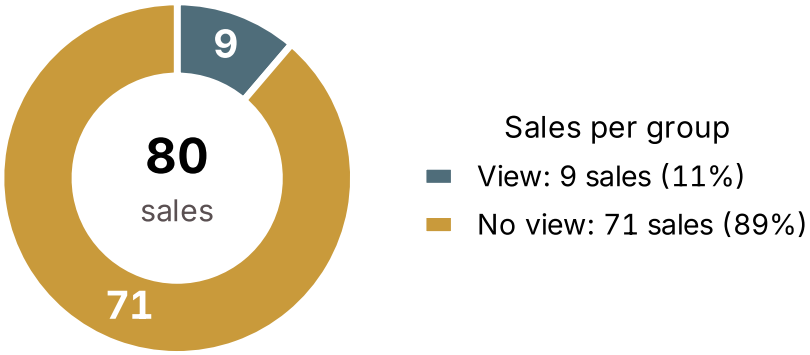
6. View and no view

Resale homes · 83 sales · May 26, 2026 – November 21, 2026

Sales where the MLS lists a view (greenbelt or park, trees, golf course, hill country, water and similar) against those listing none or only the neighborhood. 3 sales whose MLS view entry is only “See Remarks” are left out.



Bottom line

- Homes with a view sell for about $49 per SF (40%) 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 per square foot.

Homes without a view no view listed

- Sell for less per square foot.

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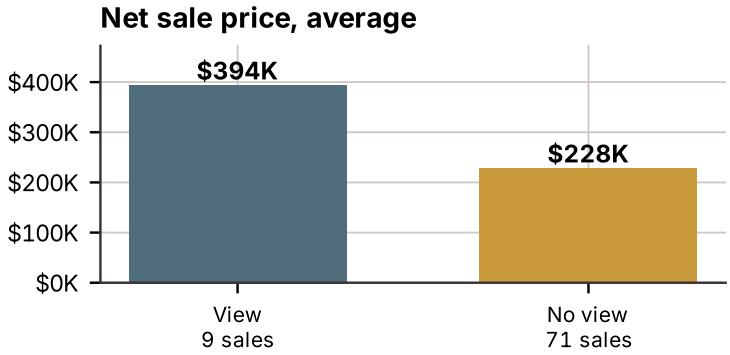
6.2 At a glance

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	$394K	$228K	unclear
Net price per SF	$171 per SF **Highest**	$122 per SF **Lowest**	✓ large
Living area	2,279 SF	1,878 SF	unclear
Year built	2003	2006	unclear
Days on market	27 days	64 days	unclear
Discount from original list	6.1%	8.5%	unclear
Price cut before sale	33%	49%	unclear
Seller paid closing costs or repairs	78%	89%	unclear

6.3 Net sale price: no clear difference



The average is **$394K** for homes with a view and **$228K** for homes without a view. Defined in 8.1.1.

– No clear difference · could be chance

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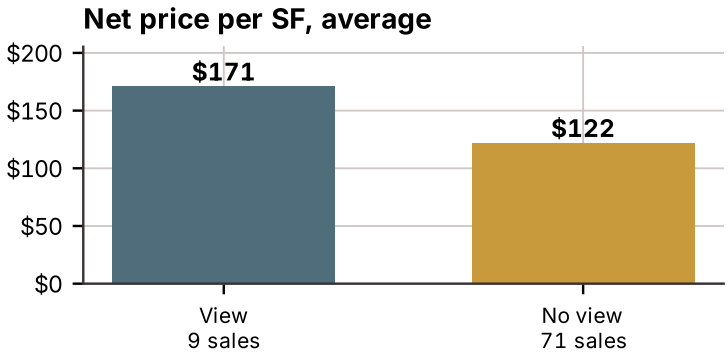
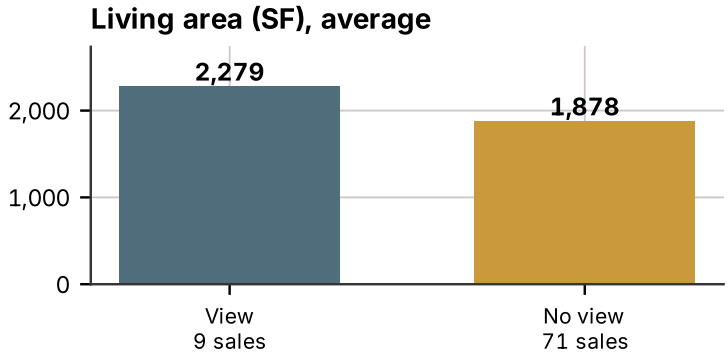
6.4 Homes with a view sell for about $49 per SF (40%) more than homes without a view



The average is **$171 per SF** for homes with a view and **$122 per SF** for homes without a view. Defined in 8.1.2.

✓ **Real difference** · large

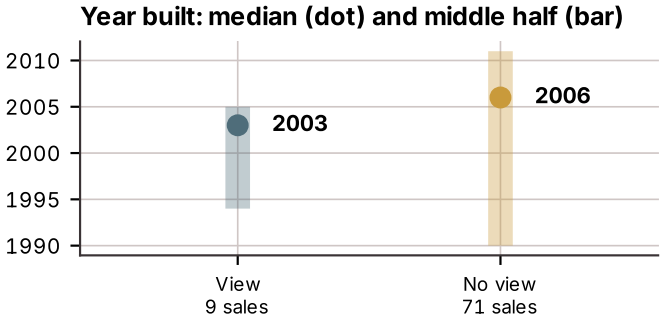
6.5 Living area: no clear difference



The average is **2,279 SF** for homes with a view and **1,878 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 **2003** for homes with a view and **2006** for homes without a view. Defined in 8.1.4.

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

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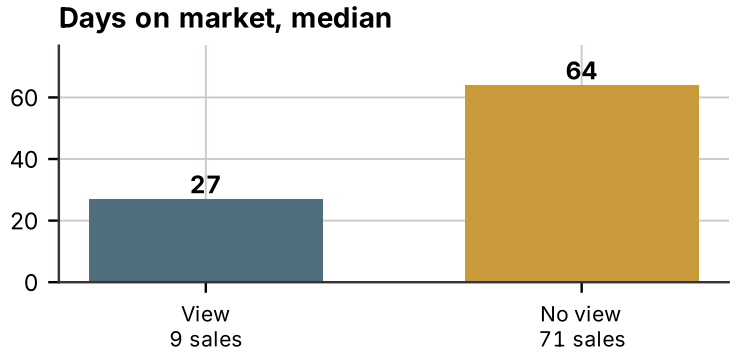
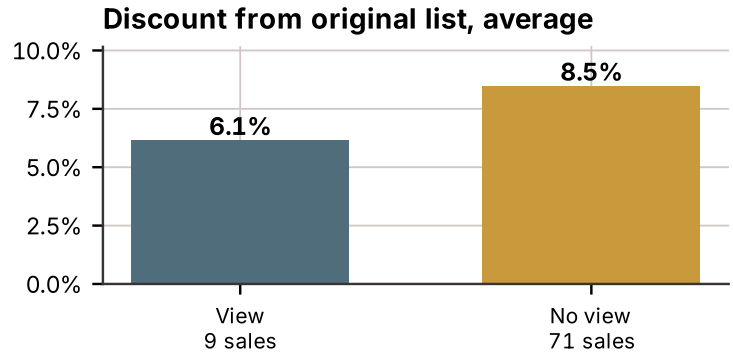
6.7 Days on market: no clear difference



The median is **27 days** for homes with a view and **64 days** for homes without a view. Defined in 8.1.5.

– No clear difference · could be chance

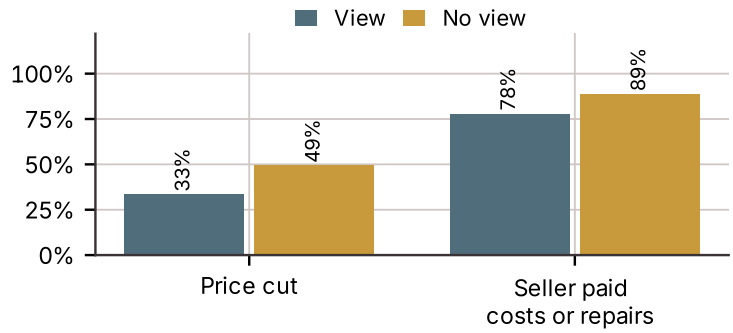
6.8 Discount from original list: no clear difference



The average is **6.1%** for homes with a view and **8.5%** 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.

- 33% of homes with a view had a price cut before sale, against 49% of homes without a view. Defined in 8.1.7.
- 78% of homes with a view had the seller pay closing costs or repairs, against 89% 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 9 sales	No view 71 sales	All 80 sales	Real difference?
Net sale price average	$393,693	$228,267	$246,877	unclear
Net price per SF average	$171	$122	$128	✓ large
Living area average	2,279	1,878	1,923	unclear
Year built median	2003	2006	2005	unclear

6.11 The numbers: selling

	View 9 sales	No view 71 sales	All 80 sales	Real difference?
Days on market median	27	64	57	unclear
Discount from original list average	6.1%	8.5%	8.2%	unclear
Price cut before sale	33%	49%	48%	unclear
Seller paid closing costs or repairs	78%	89%	88%	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 · 95 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: 95 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 Killeen.

Measure	Average	Median
Sales		95
Net sale price	**$260,322**	$257,445
Net price per SF	**$165**	$164
Living area (SF)	**1,594**	1,605
Days on market	**29**	21
Discount from original list	**2.5%**	2.3%
Price cut before sale		29% of sales
Seller paid closing costs or repairs		100% 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”.

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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 83 resale sales. Average $248,559; median $231,000; standard deviation $101,898; middle half (25th–75th percentile) $202,500–$276,500; lowest $34,040, highest $710,148. 73 sales had a seller payment; their median payment was $9,360.

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 83 resale sales. Average $127; median $128; standard deviation $32; middle half (25th–75th percentile) $109–$140; lowest $45, highest $257.

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 83 resale sales. Average 1,954; median 1,844; standard deviation 577; middle half (25th–75th percentile) 1,466–2,412; lowest 750, highest 3,297.

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 83 resale sales. Average 2000; median 2005; standard deviation 17; middle half (25th–75th percentile) 1992–2011; lowest 1954, 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 83 resale sales. Average 82; median 57; standard deviation 86; middle half (25th–75th percentile) 21–117; lowest 3, highest 461. 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 83 resale sales. Average 8.2%; median 6.2%; standard deviation 6.6%; middle half (25th–75th percentile) 4.0%–11.3%; lowest −3.3%, highest 40.0%. 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 40 of 83 resale sales (48.2%).

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

The data 73 of 83 resale sales (88.0%).

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 9 sales with a view, 71 without, 3 unclassified. Most common View entries: Neighborhood 38, None 37, Trees/Woods 5, See Remarks 3, Rural 3, Pool 2, Park/Greenbelt 1, Pasture 1.

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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 = Killeen.

The data Pulled November 22, 2026: 369 closed Killeen records over the prior year. ZIP codes: 4, the most sales in 76549, 76542, 76543, 76541.

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 178 single-family sales in the window: 83 resale, 95 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 83 resale; 95 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 6 sale(s) other than single-family homes (condo, townhome and similar); 2 sale(s) with concessions above 10% of price; 1 sale(s) with no original list 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 $205K”.

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 $205K: $34,040–$199,999 (21 sales); $205K–$231K: $205,000–$231,000 (21 sales); $234K–$273K: $234,000–$273,000 (20 sales); Over $273K: $280,000–$710,148 (21 sales)
Quartiles by living area: Under 1,470 SF: 750–1,463 SF (21 sales); 1,470–1,844 SF: 1,470–1,844 SF (21 sales); 1,941–2,404 SF: 1,941–2,404 SF (20 sales); Over 2,404 SF: 2,420–3,297 SF (21 sales)
Quartiles by year built: Before 1994: 1954–1991 (21 sales); 1994–2005: 1994–2005 (21 sales); 2006–2010: 2006–2010 (17 sales); After 2010: 2011–2024 (24 sales)
View and no view: View: MLS lists a view (9 sales); No view: None or Neighborhood (71 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 $248,559, median $231,000. Days on market: average 82, median 57: 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 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.

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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 = 15.65	3	0.0013	p < 0.0063	**Yes**	$\varepsilon^2 = 0.191$	large
Living area	Kruskal–Wallis	H = 46.86	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.571$	large
Year built	Kruskal–Wallis	H = 26.53	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.324$	large
Days on market	Kruskal–Wallis	H = 5.93	3	0.1150	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.072$	medium
Discount from original list	Kruskal–Wallis	H = 16.24	3	0.0010	p < 0.0063	**Yes**	$\varepsilon^2 = 0.198$	large
Price cut before sale	Chi-square	$\chi^2 = 3.67$	3	0.2996	p < 0.0063	**Unclear**	Cramér's V = 0.210	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 7.53$	3	0.0569	p < 0.0063	**Unclear**	Cramér's V = 0.301	medium
Has a view	Chi-square	$\chi^2 = 10.10$	3	0.0177	p < 0.0063	**Unclear**	Cramér's V = 0.349	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 = 51.01	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.622$	large
Net price per SF	Kruskal–Wallis	H = 6.09	3	0.1072	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.074$	medium
Year built	Kruskal–Wallis	H = 12.18	3	0.0068	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.148$	large
Days on market	Kruskal–Wallis	H = 2.09	3	0.5531	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.026$	small
Discount from original list	Kruskal–Wallis	H = 5.97	3	0.1133	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.073$	medium
Price cut before sale	Chi-square	$\chi^2 = 2.70$	3	0.4394	p < 0.0063	**Unclear**	Cramér's V = 0.181	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 2.31$	3	0.5099	p < 0.0063	**Unclear**	Cramér's V = 0.167	small
Has a view	Chi-square	$\chi^2 = 5.20$	3	0.1578	p < 0.0063	**Unclear**	Cramér's V = 0.250	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 = 24.31	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.296$	large
Net price per SF	Kruskal–Wallis	H = 9.42	3	0.0242	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.115$	medium
Living area	Kruskal–Wallis	H = 15.94	3	0.0012	p < 0.0063	**Yes**	$\varepsilon^2 = 0.194$	large
Days on market	Kruskal–Wallis	H = 1.98	3	0.5770	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.024$	small
Discount from original list	Kruskal–Wallis	H = 11.24	3	0.0105	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.137$	medium
Price cut before sale	Chi-square	$\chi^2 = 1.48$	3	0.6878	p < 0.0063	**Unclear**	Cramér's V = 0.133	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 1.99$	3	0.5739	p < 0.0063	**Unclear**	Cramér's V = 0.155	small
Has a view	Chi-square	$\chi^2 = 5.23$	3	0.1558	p < 0.0063	**Unclear**	Cramér's V = 0.251	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 = 475.00	—	0.0183	p < 0.0063	**Unclear**	rank-biserial r = 0.487	medium
Net price per SF	Mann–Whitney U	U = 520.00	—	0.0023	p < 0.0063	**Yes**	rank-biserial r = 0.628	large
Living area	Mann–Whitney U	U = 442.00	—	0.0632	p < 0.0063	**Unclear**	rank-biserial r = 0.383	medium
Year built	Mann–Whitney U	U = 242.00	—	0.2406	p < 0.0063	**Unclear**	rank-biserial r = 0.243	small
Days on market	Mann–Whitney U	U = 224.00	—	0.1480	p < 0.0063	**Unclear**	rank-biserial r = 0.299	small
Discount from original list	Mann–Whitney U	U = 266.00	—	0.4197	p < 0.0063	**Unclear**	rank-biserial r = 0.167	small
Price cut before sale	Chi-square	$\chi^2 = 0.82$	1	0.3663	p < 0.0063	**Unclear**	Cramér's V = 0.101	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 0.88$	1	0.3492	p < 0.0063	**Unclear**	Cramér's V = 0.105	small

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8.4 Data notes

Left out of the analysis: 95 new-construction sales (basic statistics only, section 7); 6 sale(s) other than single-family homes (condo, townhome and similar); 2 sale(s) with concessions above 10% of price; 1 sale(s) with no original list price. Statistics: Python, NumPy 2.5.3, SciPy 1.18.1.

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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 83 closed MLS resale sales; the 95 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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