Temple

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
85	**$269,600**	**$143**	**41 days**
single-family resale homes	average $296,159	average $143	average 68 days

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1. Summary

Resale homes · 85 sales · May 26, 2026 – November 21, 2026

This study looks at the **85 resale homes** sold in Temple 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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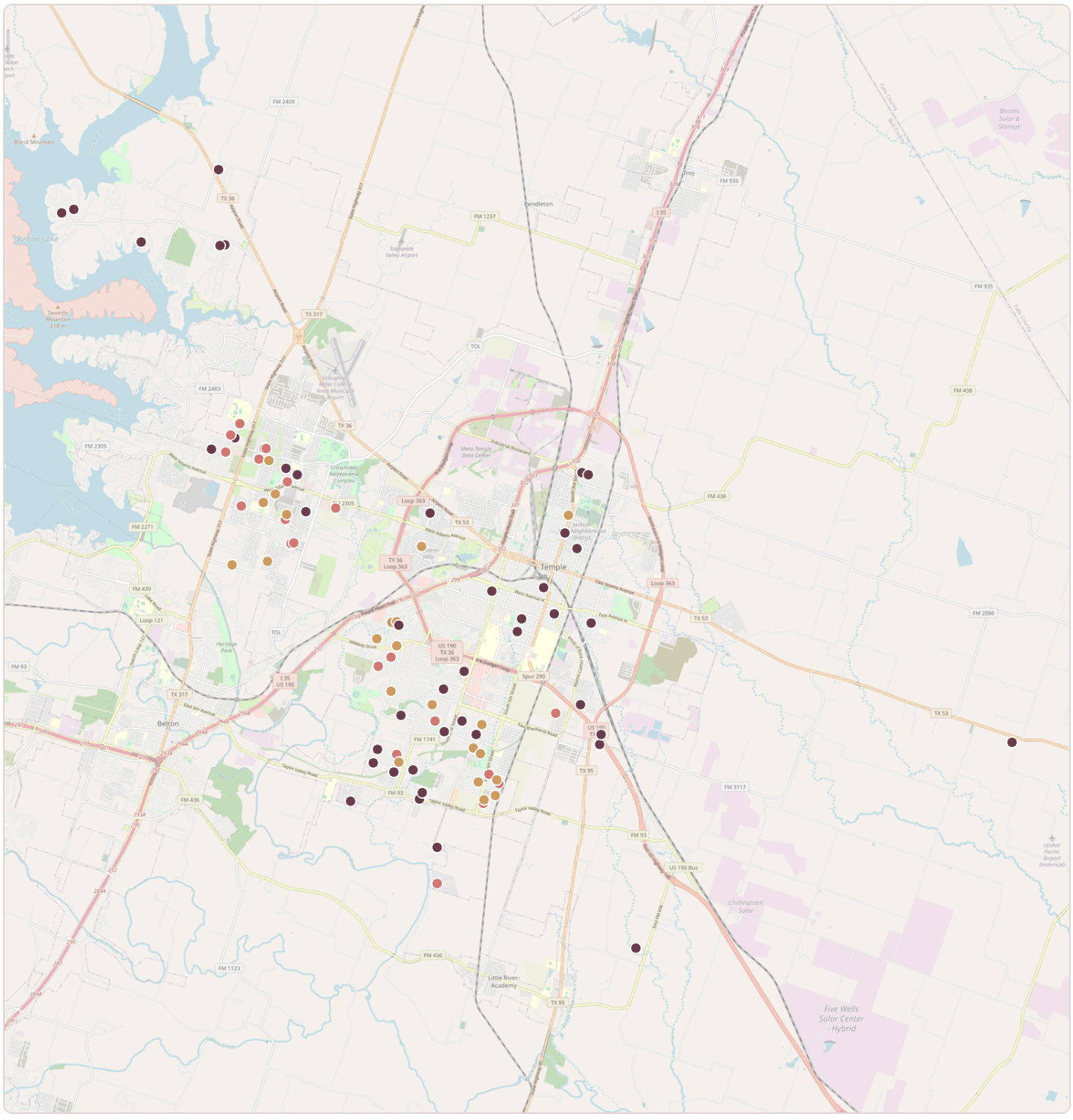
2. Where the resale homes sold

85 resale homes · colored by price range

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



● Under $225K · 21 sales ● $225K–$265K · 21 sales ● $270K–$379K · 22 sales ● Over $379K · 21 sales

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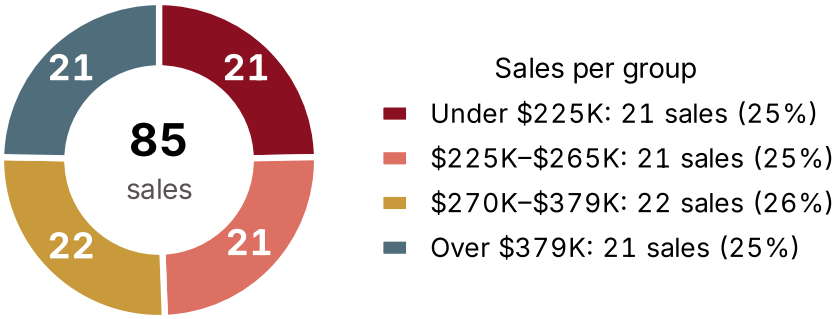
3. Quartiles by net sale price

Resale homes · 85 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.



Bottom line

- Homes over $379K are about 1,260 SF (92%) larger than homes under $225K.
- Homes over $379K sell for about $73 per SF (65%) more than homes under $225K.
- Homes over $379K are about 47 years newer than homes under $225K.

3.1 Key differences

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

Under $225K $225K–$265K $270K–$379K Over $379K

Higher-priced homes Over $379K

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

Lower-priced homes Under $225K

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

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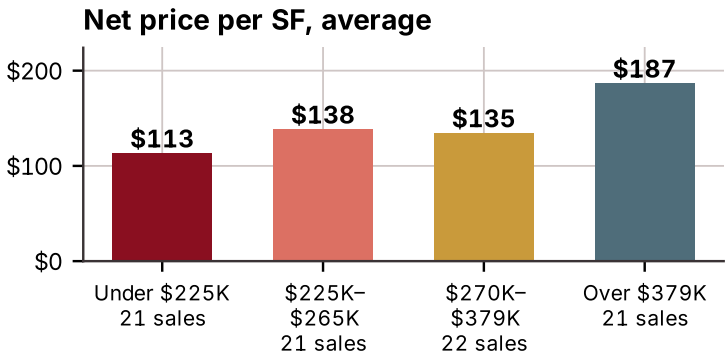
3.2 At a glance

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 $225K	$225K–$265K	$270K–$379K	Over $379K	Real difference?
Net price per SF	$113 per SF **Lowest**	$138 per SF	$135 per SF	$187 per SF **Highest**	✓ large
Living area	1,375 SF **Smallest**	1,803 SF	2,323 SF	2,637 SF **Largest**	✓ large
Year built	1973 **Oldest**	2014	2007	2020 **Newest**	✓ large
Days on market	32 days	34 days	42 days	90 days	unclear
Discount from original list	13.1%	6.9%	5.2%	5.8%	unclear
Price cut before sale	48%	48%	41%	57%	unclear
Seller paid closing costs or repairs	57%	86%	68%	76%	unclear
Has a view	14%	10%	9%	24%	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 $379K sell for about $73 per SF (65%) more than homes under $225K



The average is **$187 per SF** for homes over $379K and **$113 per SF** for homes under $225K. It does not move in a straight line; homes over $379K are highest. Defined in 8.1.2.

✓ **Real difference** · large

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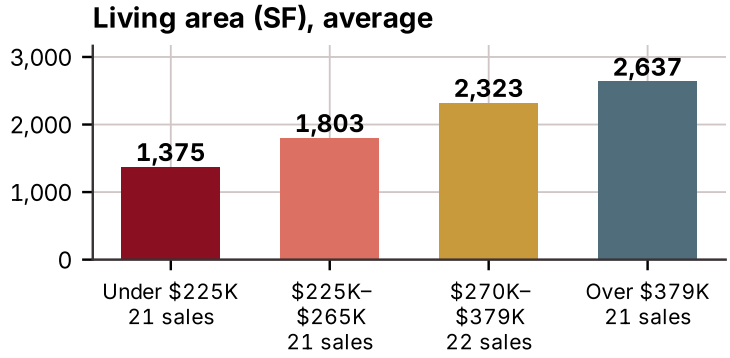
3.4 Homes over $379K are about 1,260 SF (92%) larger than homes under $225K

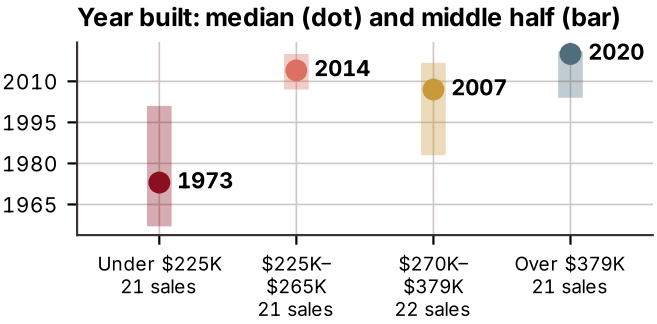


The average is **2,637 SF** for homes over $379K and **1,375 SF** for homes under $225K. It rises step by step from the lowest range to the highest.

Defined in 8.1.3.

✓ **Real difference** · large

3.5 Homes over $379K are about 47 years newer than homes under $225K

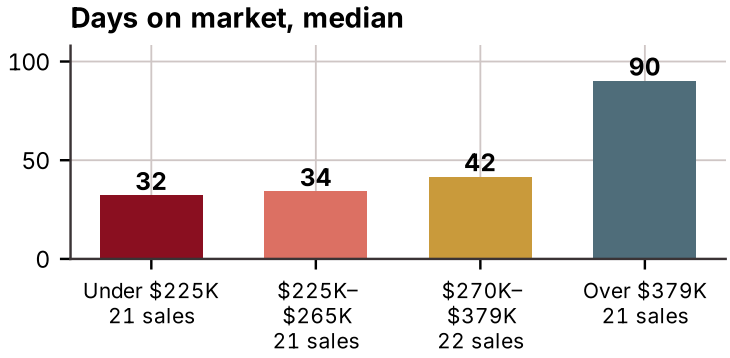


The median is **2020** for homes over $379K and **1973** for homes under $225K. It does not move in a straight line; homes over $379K are highest.

Defined in 8.1.4.

✓ **Real difference** · large

3.6 Days on market: no clear difference



The median is **90 days** for homes over $379K and **32 days** for homes under $225K. It rises 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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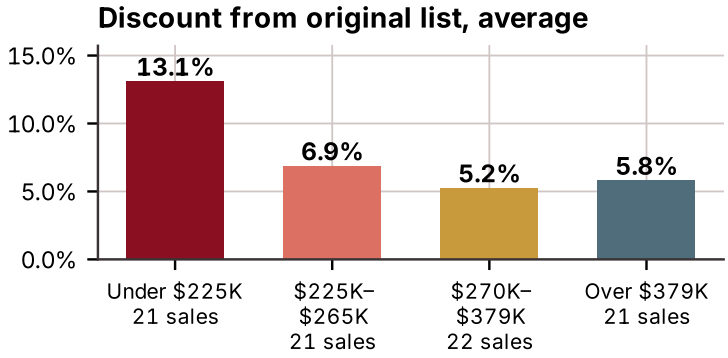
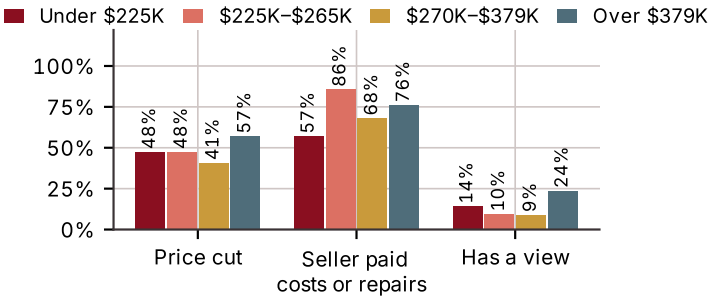
3.7 Discount from original list: no clear difference



The average is **5.8%** for homes over $379K and **13.1%** for homes under $225K. It does not move in a straight line; homes under $225K 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.

- 57% of homes over $379K had a price cut before sale, against 48% of homes under $225K. Defined in 8.1.7.
- 76% of homes over $379K had the seller pay closing costs or repairs, against 57% of homes under $225K. Defined in 8.1.8.
- 24% of homes over $379K have a view, against 14% of homes under $225K. 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 $225K 21 sales	$225K– $265K 21 sales	$270K– $379K 22 sales	Over $379K 21 sales	All 85 sales	Real difference?
Net sale price average	$152,220	$245,577	$302,818	$483,704	$296,159	by design
Net price per SF average	$113	$138	$135	$187	$143	✓ large
Living area average	1,375	1,803	2,323	2,637	2,038	✓ large
Year built median	1973	2014	2007	2020	2009	✓ large

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3.10 The numbers: selling

	Under $225K 21 sales	$225K–$265K 21 sales	$270K–$379K 22 sales	Over $379K 21 sales	All 85 sales	Real difference?
Days on market median	32	34	42	90	41	unclear
Discount from original list average	13.1%	6.9%	5.2%	5.8%	7.7%	unclear
Price cut before sale	48%	48%	41%	57%	48%	unclear
Seller paid closing costs or repairs	57%	86%	68%	76%	72%	unclear
Has a view	14%	10%	9%	24%	14%	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

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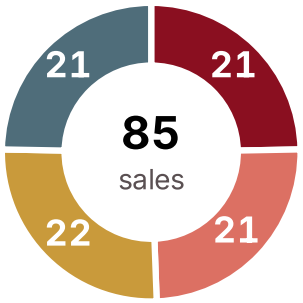
Sales ranked by living area and cut into four equal groups, from the smallest homes to the largest.



Sales per group

- Under 1,608 SF: 21 sales (25%)
- 1,608–1,884 SF: 21 sales (25%)
- 1,945–2,470 SF: 22 sales (26%)
- Over 2,470 SF: 21 sales (25%)

Bottom line

- Homes over 2,470 SF sell for about $280K (171%) more than homes under 1,608 SF.

4.1 Key differences

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

Under 1,608 SF · 1,608–1,884 SF · 1,945–2,470 SF · Over 2,470 SF

Larger homes Over 2,470 SF

- Sell for much more.

Smaller homes Under 1,608 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 1,608 SF	1,608–1,884 SF	1,945–2,470 SF	Over 2,470 SF	Real difference?
Net sale price	$163K Lowest	$242K	$334K	$443K Highest	✓ large
Net price per SF	$124 per SF	$138 per SF	$156 per SF	$155 per SF	unclear
Year built	1997	2009	2014	2012	unclear
Days on market	39 days	31 days	48 days	72 days	unclear
Discount from original list	13.4%	5.0%	6.6%	6.0%	unclear
Price cut before sale	52%	38%	45%	57%	unclear
Seller paid closing costs or repairs	62%	81%	64%	81%	unclear
Has a view	19%	5%	14%	19%	unclear

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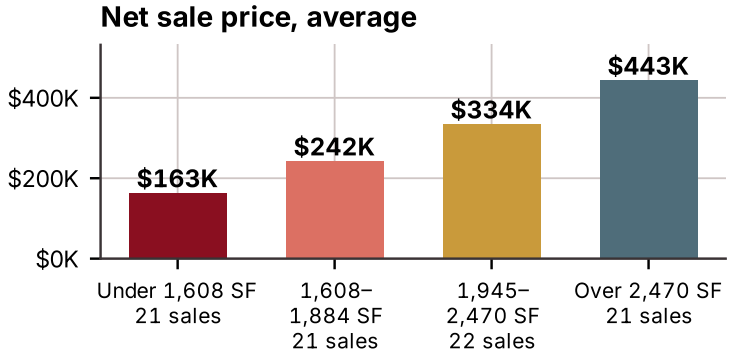
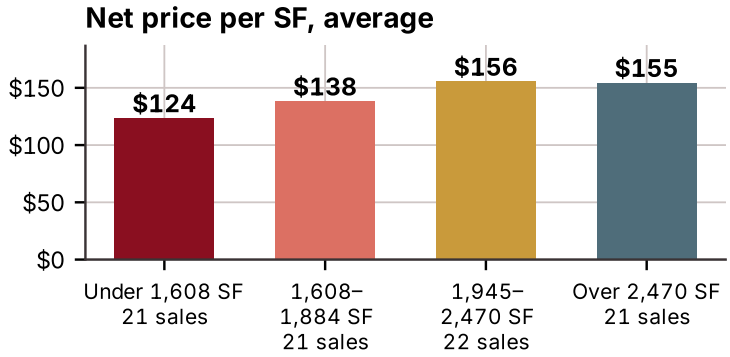
4.3 Homes over 2,470 SF sell for about $280K (171%) more than homes under 1,608 SF



The average is **$443K** for homes over 2,470 SF and **$163K** for homes under 1,608 SF. It rises step by step from the lowest range to the highest. Defined in 8.1.1.

✓ **Real difference** · large

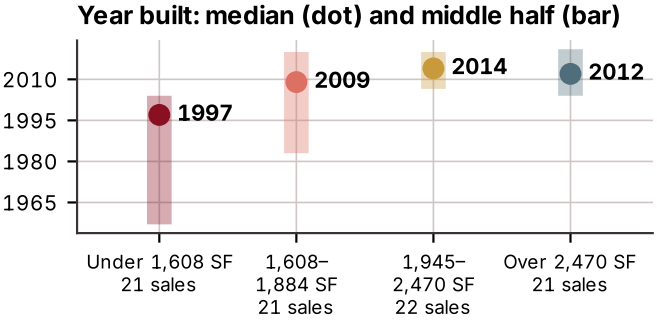
4.4 Net price per SF: no clear difference



The average is **$155 per SF** for homes over 2,470 SF and **$124 per SF** for homes under 1,608 SF. It does not move in a straight line; homes 1,945–2,470 SF are highest. Defined in 8.1.2.

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

4.5 Year built: no clear difference



The median is **2012** for homes over 2,470 SF and **1997** for homes under 1,608 SF. It does not move in a straight line; homes 1,945–2,470 SF are highest. Defined in 8.1.4.

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

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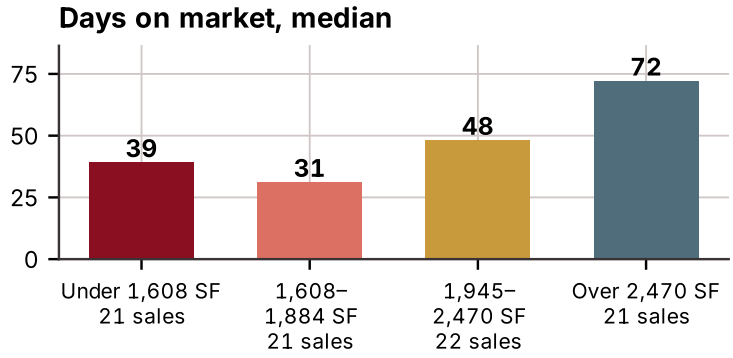
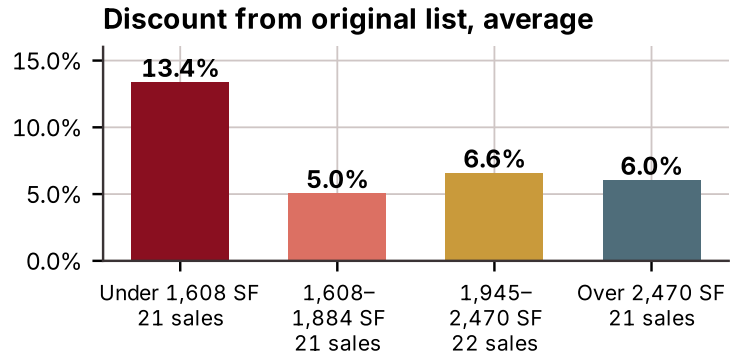
4.6 Days on market: no clear difference



The median is **72 days** for homes over 2,470 SF and **39 days** for homes under 1,608 SF. It does not move in a straight line; homes over 2,470 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 **6.0%** for homes over 2,470 SF and **13.4%** for homes under 1,608 SF. It does not move in a straight line; homes under 1,608 SF are highest. Defined in 8.1.6.

– No clear difference · could be chance

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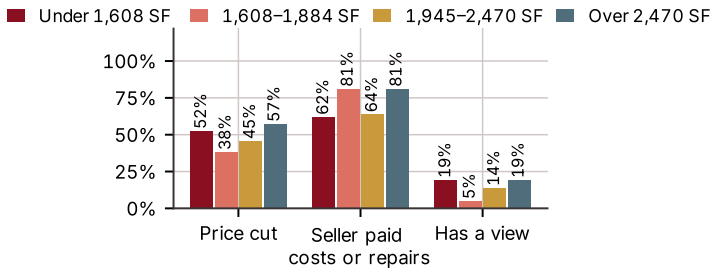
4.8 How often: price cut before sale, seller paid closing costs or repairs, has a view



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

- 57% of homes over 2,470 SF had a price cut before sale, against 52% of homes under 1,608 SF. Defined in 8.1.7.
- 81% of homes over 2,470 SF had the seller pay closing costs or repairs, against 62% of homes under 1,608 SF. Defined in 8.1.8.
- 19% of homes over 2,470 SF have a view, against 19% of homes under 1,608 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 1,608 SF 21 sales	1,608–1,884 SF 21 sales	1,945–2,470 SF 22 sales	Over 2,470 SF 21 sales	All 85 sales	Real difference?
Net sale price average	$163,226	$242,188	$334,265	$443,142	$296,159	✓ large
Net price per SF average	$124	$138	$156	$155	$143	unclear
Living area average	1,330	1,753	2,160	2,902	2,038	by design
Year built median	1997	2009	2014	2012	2009	unclear

4.10 The numbers: selling

	Under 1,608 SF 21 sales	1,608–1,884 SF 21 sales	1,945–2,470 SF 22 sales	Over 2,470 SF 21 sales	All 85 sales	Real difference?
Days on market median	39	31	48	72	41	unclear
Discount from original list average	13.4%	5.0%	6.6%	6.0%	7.7%	unclear
Price cut before sale	52%	38%	45%	57%	48%	unclear
Seller paid closing costs or repairs	62%	81%	64%	81%	72%	unclear
Has a view	19%	5%	14%	19%	14%	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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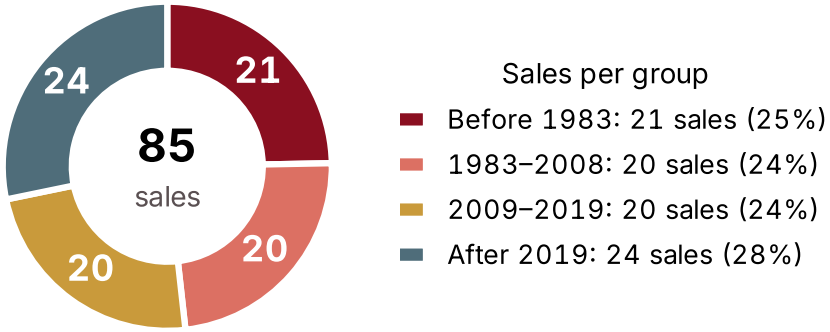
5. Quartiles by year built

Resale homes · 85 sales · May 26, 2026 – November 21, 2026

Sales ranked by year built and cut into four groups, from the oldest to the newest. Homes built in the same year always stay in the same group, so group sizes can differ a little.



Bottom line

- Homes built after 2019 sell for about $50 per SF (41%) more than homes built before 1983.
- Homes built after 2019 sell for about $148K (64%) more than homes built before 1983.

5.1 Key differences

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

Before 1983 1983–2008 2009–2019 After 2019

Newer homes After 2019

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

Older homes Before 1983

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

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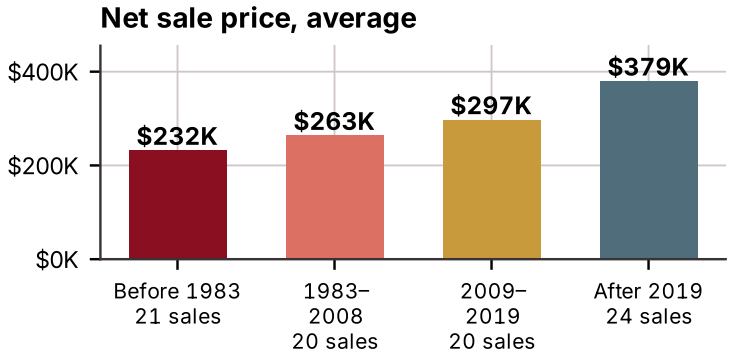
5.2 At a glance

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 1983	1983–2008	2009–2019	After 2019	Real difference?
Net sale price	$232K Lowest	$263K	$297K	$379K Highest	✓ large
Net price per SF	$121 per SF Lowest	$136 per SF	$141 per SF	$171 per SF Highest	✓ large
Living area	1,826 SF	1,987 SF	2,095 SF	2,218 SF	unclear
Days on market	51 days	40 days	30 days	58 days	unclear
Discount from original list	12.0%	8.2%	6.3%	4.8%	unclear
Price cut before sale	43%	45%	45%	58%	unclear
Seller paid closing costs or repairs	62%	70%	70%	83%	unclear
Has a view	19%	15%	5%	17%	unclear

5.3 Homes built after 2019 sell for about $148K (64%) more than homes built before 1983



The average is **$379K** for homes built after 2019 and **$232K** for homes built before 1983. It rises step by step from the lowest range to the highest.

Defined in 8.1.1.

✓ **Real difference** · large

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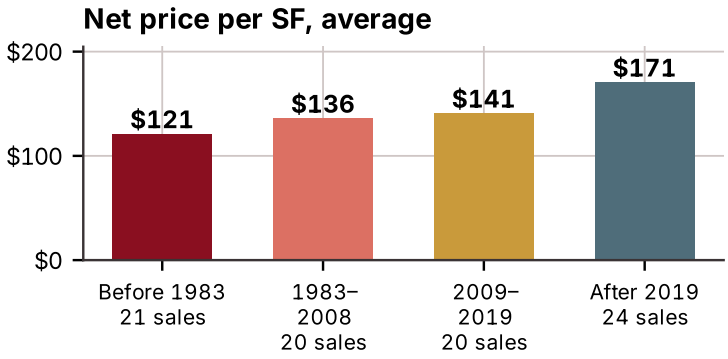
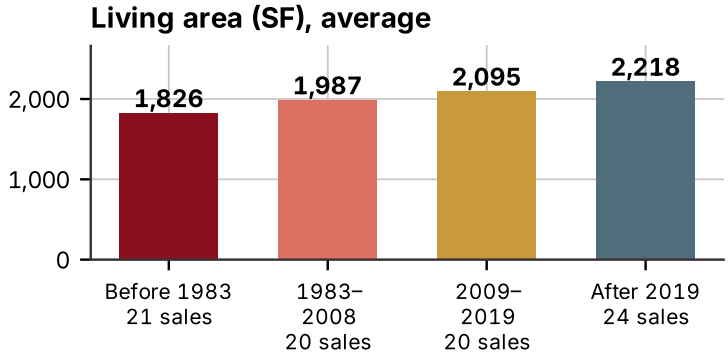
5.4 Homes built after 2019 sell for about $50 per SF (41%) more than homes built before 1983



The average is **$171 per SF** for homes built after 2019 and **$121 per SF** for homes built before 1983. It rises step by step from the lowest range to the highest. Defined in 8.1.2.

✓ **Real difference** · large

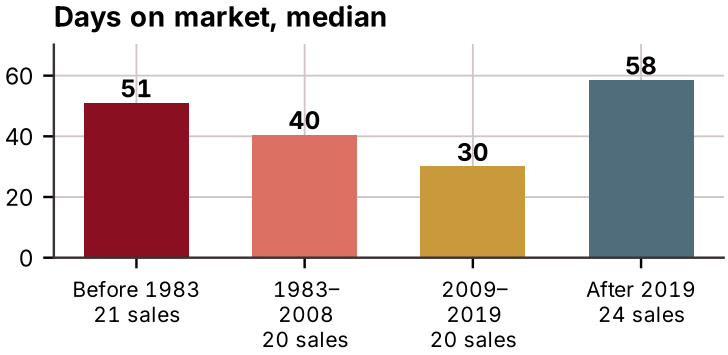
5.5 Living area: no clear difference



The average is **2,218 SF** for homes built after 2019 and **1,826 SF** for homes built before 1983. 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 **58 days** for homes built after 2019 and **51 days** for homes built before 1983. 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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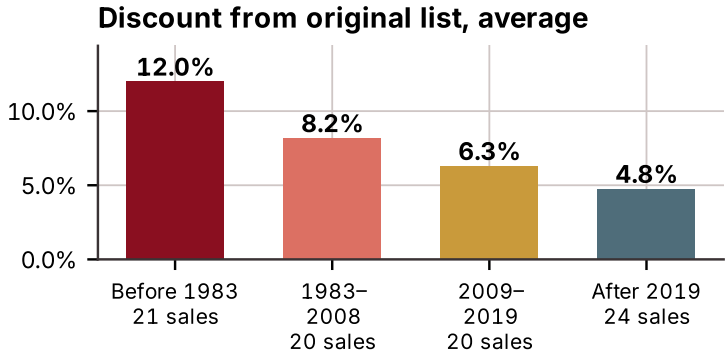
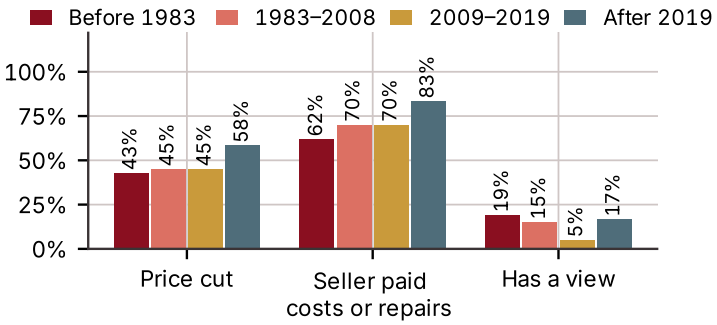
5.7 Discount from original list: no clear difference



The average is **4.8%** for homes built after 2019 and **12.0%** for homes built before 1983. 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.

- 58% of homes built after 2019 had a price cut before sale, against 43% of homes built before 1983. Defined in 8.1.7.
- 83% of homes built after 2019 had the seller pay closing costs or repairs, against 62% of homes built before 1983. Defined in 8.1.8.
- 17% of homes built after 2019 have a view, against 19% of homes built before 1983. 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 1983 21 sales	1983–2008 20 sales	2009–2019 20 sales	After 2019 24 sales	All 85 sales	Real difference?
Net sale price average	$231,506	$263,408	$296,937	$379,374	$296,159	✓ large
Net price per SF average	$121	$136	$141	$171	$143	✓ large
Living area average	1,826	1,987	2,095	2,218	2,038	unclear
Year built median	1968	2000	2014	2021	2009	by design

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5.10 The numbers: selling

	Before 1983 21 sales	1983–2008 20 sales	2009–2019 20 sales	After 2019 24 sales	All 85 sales	Real difference?
Days on market median	51	40	30	58	41	unclear
Discount from original list average	12.0%	8.2%	6.3%	4.8%	7.7%	unclear
Price cut before sale	43%	45%	45%	58%	48%	unclear
Seller paid closing costs or repairs	62%	70%	70%	83%	72%	unclear
Has a view	19%	15%	5%	17%	14%	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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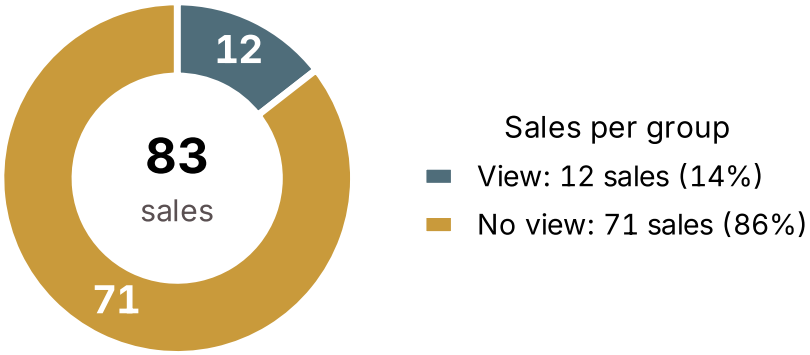
6. View and no view

Resale homes · 85 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. 2 sales whose MLS view entry is only “See Remarks” are left out.



Bottom line: no measure differs enough between the groups to rule out chance.

6.1 Key differences

The top group against the bottom group: no measure differs enough to rule out chance.

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	$328K	$293K	unclear
Net price per SF	$159 per SF	$141 per SF	unclear
Living area	2,051 SF	2,043 SF	unclear
Year built	2003	2009	unclear
Days on market	78 days	34 days	unclear
Discount from original list	10.8%	7.2%	unclear
Price cut before sale	42%	51%	unclear
Seller paid closing costs or repairs	83%	70%	unclear

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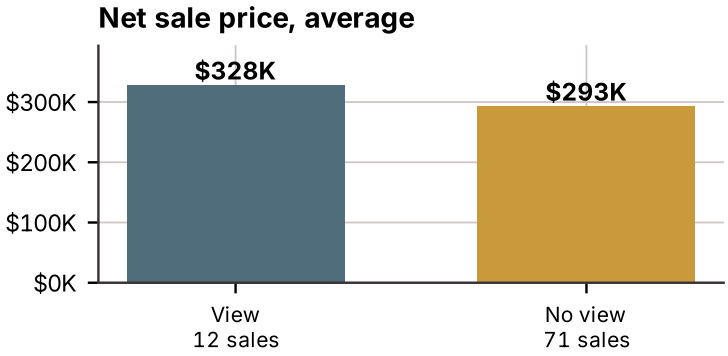
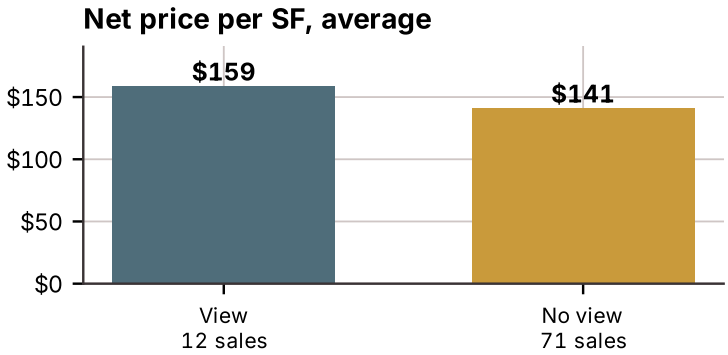
6.3 Net sale price: no clear difference



The average is **$328K** for homes with a view and **$293K** for homes without a view. Defined in 8.1.1.

– No clear difference · could be chance

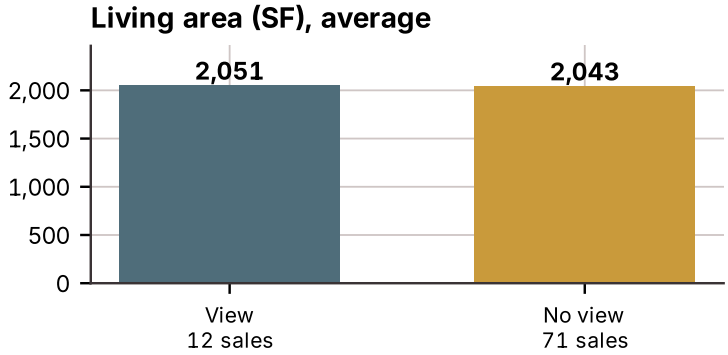
6.4 Net price per SF: no clear difference



The average is **$159 per SF** for homes with a view and **$141 per SF** for homes without a view. Defined in 8.1.2.

– No clear difference · could be chance

6.5 Living area: no clear difference



The average is **2,051 SF** for homes with a view and **2,043 SF** for homes without a view. Defined in 8.1.3.

– No clear difference · could be chance

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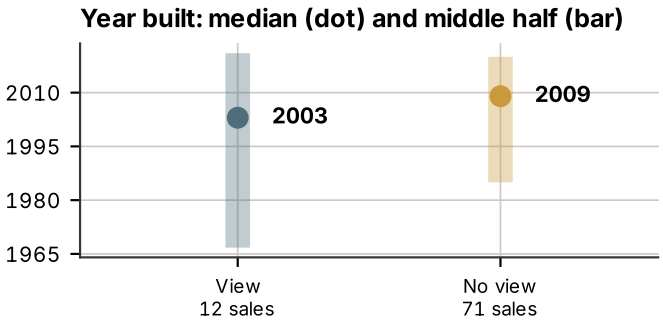
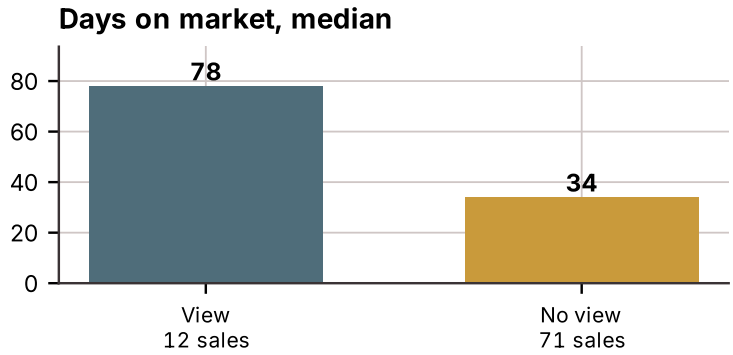
6.6 Year built: no clear difference



The median is **2003** for homes with a view and **2009** for homes without a view. Defined in 8.1.4.

– No clear difference · could be chance

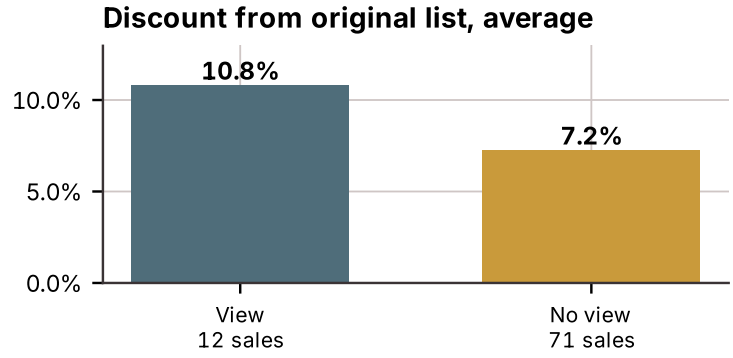
6.7 Days on market: no clear difference



The median is **78 days** for homes with a view and **34 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 **10.8%** for homes with a view and **7.2%** for homes without a view. Defined in 8.1.6.

– No clear difference · could be chance

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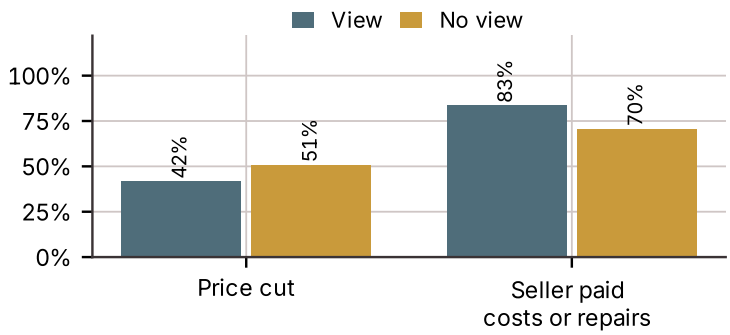
6.9 How often: price cut before sale, seller paid closing costs or repairs



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

- 42% of homes with a view had a price cut before sale, against 51% of homes without a view. Defined in 8.1.7.
- 83% of homes with a view had the seller pay closing costs or repairs, against 70% 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

6.10 The numbers: price and size

	View 12 sales	No view 71 sales	All 83 sales	Real difference?
Net sale price average	$327,855	$292,778	$297,849	unclear
Net price per SF average	$159	$141	$144	unclear
Living area average	2,051	2,043	2,044	unclear
Year built median	2003	2009	2009	unclear

6.11 The numbers: selling

	View 12 sales	No view 71 sales	All 83 sales	Real difference?
Days on market median	78	34	41	unclear
Discount from original list average	10.8%	7.2%	7.8%	unclear
Price cut before sale	42%	51%	49%	unclear
Seller paid closing costs or repairs	83%	70%	72%	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 · 53 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: 53 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 Temple.

Measure	Average	Median
Sales		53
Net sale price	**$242,751**	$234,000
Net price per SF	**$142**	$135
Living area (SF)	**1,717**	1,707
Days on market	**102**	71
Discount from original list	**9.4%**	9.4%
Price cut before sale		75% of sales
Seller paid closing costs or repairs		89% of sales
Year built		2023–2026

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

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8. Appendix

Measures, methods and tests

Each measure and method three ways: in plain words, as statistics, and with the data from this study.

8.1 Measures

8.1.1 Net sale price

In simple terms What the seller actually kept: the closing price, less money the seller gave back to the buyer for closing costs or repairs. It is the truest price for comparing homes.

Statistically Net = ClosePrice − ACTRIS_BuyersClsgCostPdbySell − ACTRIS_RepairsAmount (a blank counts as $0). Summarized by the arithmetic mean in the slices.

The data 85 resale sales. Average $296,159; median $269,600; standard deviation $129,672; middle half (25th–75th percentile) $224,880–$378,557; lowest $36,150, highest $624,000. 61 sales had a seller payment; their median payment was $9,583.

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 85 resale sales. Average $143; median $143; standard deviation $40; middle half (25th–75th percentile) $121–$162; lowest $34, highest $231.

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 85 resale sales. Average 2,038; median 1,945; standard deviation 620; middle half (25th–75th percentile) 1,608–2,470; lowest 874, highest 3,587.

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 85 resale sales. Average 1999; median 2009; standard deviation 26; middle half (25th–75th percentile) 1983–2020; lowest 1920, 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	85 resale sales. Average 68; median 41; standard deviation 73; middle half (25th–75th percentile) 17–92; lowest 1, highest 344. 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	85 resale sales. Average 7.7%; median 5.9%; standard deviation 8.8%; middle half (25th–75th percentile) 3.4%–8.5%; lowest −3.1%, highest 54.3%. 3 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	41 of 85 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	61 of 85 resale sales (71.8%).

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	12 sales with a view, 71 without, 2 unclassified. Most common View entries: Neighborhood 46, None 30, Trees/Woods 6, See Remarks 2, Lake 2, City 2, Pasture 2, Park/Greenbelt 2.

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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 = Temple.

The data Pulled November 22, 2026: 311 closed Temple records over the prior year. ZIP codes: 5, the most sales in 76502, 76504, 76501, 78073, 76557.

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 138 single-family sales in the window: 85 resale, 53 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 85 resale; 53 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 $225K”.

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 $225K: $36,150–$217,500 (21 sales); $225K–$265K: $224,880–$265,000 (21 sales); $270K–$379K: $269,600–$378,557 (22 sales); Over $379K: $382,800–$624,000 (21 sales)
Quartiles by living area: Under 1,608 SF: 874–1,588 SF (21 sales); 1,608–1,884 SF: 1,608–1,884 SF (21 sales); 1,945–2,470 SF: 1,945–2,470 SF (22 sales); Over 2,470 SF: 2,494–3,587 SF (21 sales)
Quartiles by year built: Before 1983: 1920–1981 (21 sales); 1983–2008: 1983–2008 (20 sales); 2009–2019: 2009–2019 (20 sales); After 2019: 2020–2024 (24 sales)
View and no view: View: MLS lists a view (12 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 $296,159, median $269,600. Days on market: average 68, median 41: 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	6 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 = 35.71	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.425$	large
Living area	Kruskal–Wallis	H = 59.11	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.704$	large
Year built	Kruskal–Wallis	H = 24.08	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.287$	large
Days on market	Kruskal–Wallis	H = 5.86	3	0.1187	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.070$	medium
Discount from original list	Kruskal–Wallis	H = 2.93	3	0.4019	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.035$	small
Price cut before sale	Chi-square	$\chi^2 = 1.15$	3	0.7658	p < 0.0063	**Unclear**	Cramér's V = 0.116	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 4.57$	3	0.2057	p < 0.0063	**Unclear**	Cramér's V = 0.232	small
Has a view	Chi-square	$\chi^2 = 2.45$	3	0.4841	p < 0.0063	**Unclear**	Cramér's V = 0.170	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 = 64.27	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.765$	large
Net price per SF	Kruskal–Wallis	H = 4.78	3	0.1883	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.057$	small
Year built	Kruskal–Wallis	H = 11.85	3	0.0079	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.141$	large
Days on market	Kruskal–Wallis	H = 4.26	3	0.2352	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.051$	small
Discount from original list	Kruskal–Wallis	H = 5.28	3	0.1526	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.063$	medium
Price cut before sale	Chi-square	$\chi^2 = 1.74$	3	0.6270	p < 0.0063	**Unclear**	Cramér's V = 0.143	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 3.47$	3	0.3241	p < 0.0063	**Unclear**	Cramér's V = 0.202	small
Has a view	Chi-square	$\chi^2 = 2.36$	3	0.5007	p < 0.0063	**Unclear**	Cramér's V = 0.167	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 = 15.17	3	0.0017	p < 0.0063	**Yes**	$\varepsilon^2 = 0.181$	large
Net price per SF	Kruskal–Wallis	H = 19.17	3	0.0003	p < 0.0063	**Yes**	$\varepsilon^2 = 0.228$	large
Living area	Kruskal–Wallis	H = 5.62	3	0.1318	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.067$	medium
Days on market	Kruskal–Wallis	H = 2.87	3	0.4116	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.034$	small
Discount from original list	Kruskal–Wallis	H = 6.32	3	0.0970	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.075$	medium
Price cut before sale	Chi-square	$\chi^2 = 1.39$	3	0.7076	p < 0.0063	**Unclear**	Cramér's V = 0.128	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 2.65$	3	0.4481	p < 0.0063	**Unclear**	Cramér's V = 0.177	small
Has a view	Chi-square	$\chi^2 = 1.93$	3	0.5863	p < 0.0063	**Unclear**	Cramér's V = 0.151	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 = 481.00	—	0.4804	p < 0.0063	**Unclear**	rank-biserial r = 0.129	small
Net price per SF	Mann–Whitney U	U = 531.00	—	0.1760	p < 0.0063	**Unclear**	rank-biserial r = 0.246	small
Living area	Mann–Whitney U	U = 432.50	—	0.9381	p < 0.0063	**Unclear**	rank-biserial r = 0.015	negligible
Year built	Mann–Whitney U	U = 380.00	—	0.5553	p < 0.0063	**Unclear**	rank-biserial r = 0.108	small
Days on market	Mann–Whitney U	U = 534.00	—	0.1638	p < 0.0063	**Unclear**	rank-biserial r = 0.254	small
Discount from original list	Mann–Whitney U	U = 468.00	—	0.5910	p < 0.0063	**Unclear**	rank-biserial r = 0.099	negligible
Price cut before sale	Chi-square	$\chi^2 = 0.34$	1	0.5625	p < 0.0063	**Unclear**	Cramér's V = 0.064	negligible
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 0.85$	1	0.3554	p < 0.0063	**Unclear**	Cramér's V = 0.101	small

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8.4 Data notes

Left out of the analysis: 53 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 85 closed MLS resale sales; the 53 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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