College Station

Brazos 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
41	**$425,000**	**$196**	**23 days**
single-family resale homes	average $647,368	average $233	average 70 days

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1. Summary

Resale homes · 41 sales · November 22, 2025 – November 21, 2026

This study looks at the **41 resale homes** sold in College Station in the **365 days** to November 21, 2026. A full year is used because only 24 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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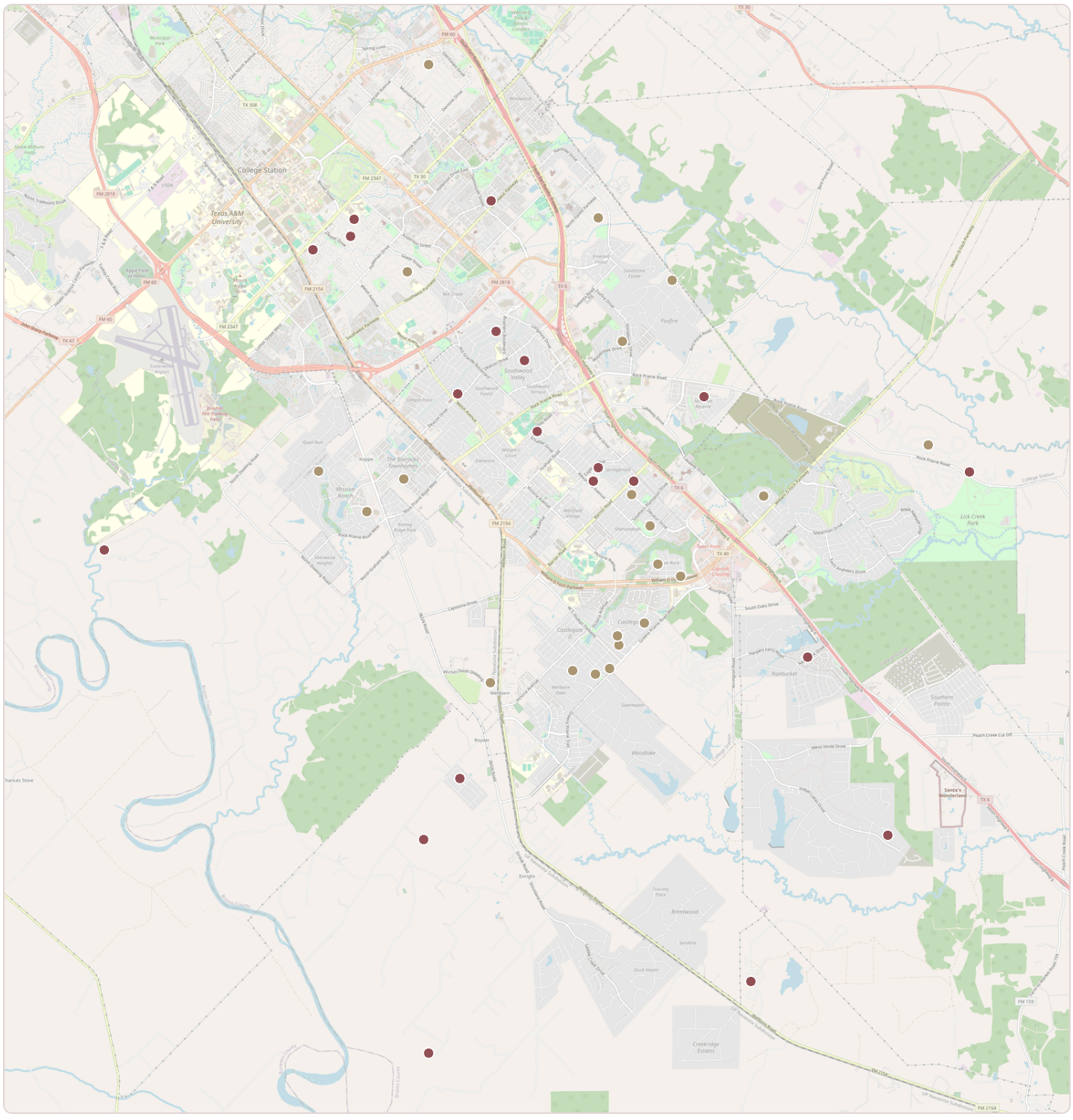
2. Where the resale homes sold

41 resale homes · colored by price range

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



● Under $335K · 10 sales ● $335K–$423K · 10 sales ● $425K–$737K · 11 sales ● Over $737K · 10 sales

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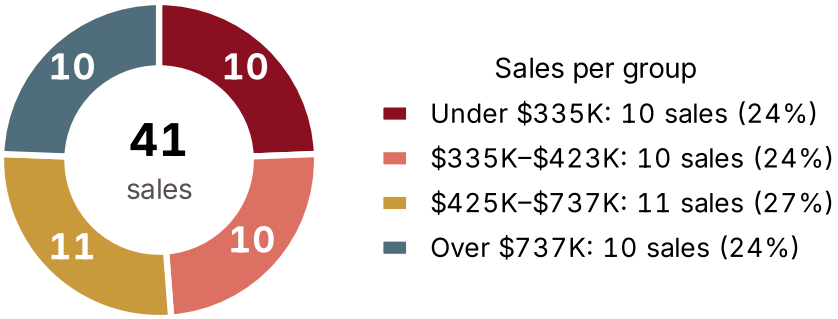
3. Quartiles by net sale price

Resale homes · 41 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 $737K are about 2,230 SF (140%) larger than homes under $335K.
- 10% of homes over $737K had a price cut before sale, against 50% of homes under $335K.
- 70% of homes over $737K have a view, against 0% of homes under $335K.
- Homes over $737K sell for about $180 per SF (99%) more than homes under $335K.

3.1 Key differences

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

Under $335K $335K–$423K $425K–$737K Over $737K

Higher-priced homes Over $737K

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

Lower-priced homes Under $335K

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

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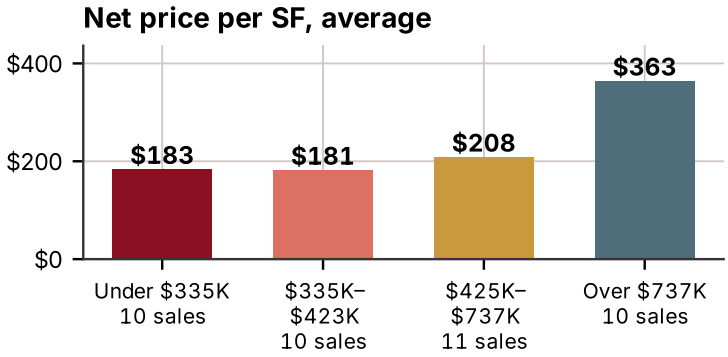
3.2 At a glance

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 $335K	$335K–$423K	$425K–$737K	Over $737K	Real difference?
Net price per SF	$183 per SF	$181 per SF **Lowest**	$208 per SF	$363 per SF **Highest**	✓ large
Living area	1,597 SF **Smallest**	2,136 SF	2,784 SF	3,832 SF **Largest**	✓ large
Year built	1998	2005	2007	1993	unclear
Days on market	45 days	7 days	72 days	19 days	unclear
Discount from original list	5.6%	3.0%	6.7%	4.7%	unclear
Price cut before sale	50%	0% **Fewest**	64% **Most**	10%	✓ large
Seller paid closing costs or repairs	80%	70%	73%	30%	unclear
Has a view	0% **Fewest**	20%	27%	70% **Most**	✓ large

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 $737K sell for about $180 per SF (99%) more than homes under $335K



The average is **$363 per SF** for homes over $737K and **$183 per SF** for homes under $335K. It does not move in a straight line; homes over $737K are highest. Defined in 8.1.2.

✓ **Real difference** · large

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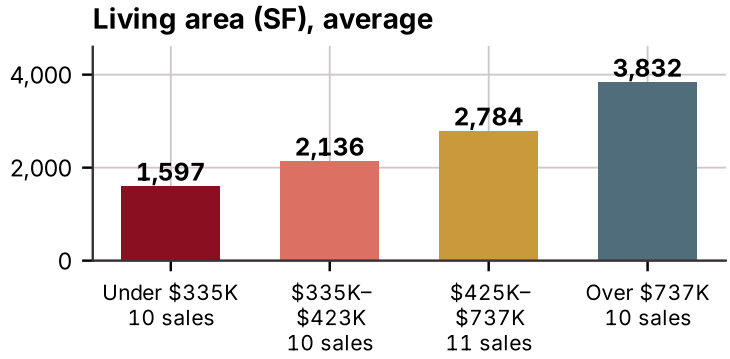
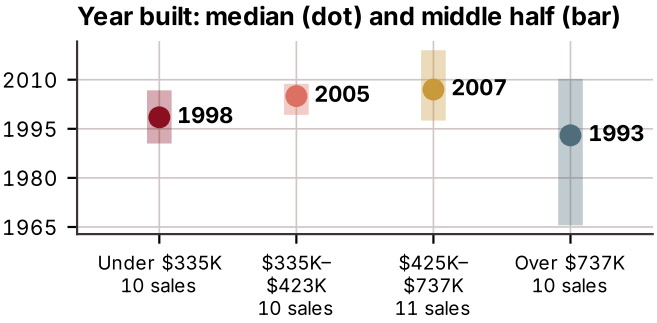
3.4 Homes over $737K are about 2,230 SF (140%) larger than homes under $335K



The average is **3,832 SF** for homes over $737K and **1,597 SF** for homes under $335K. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

✓ **Real difference** · large

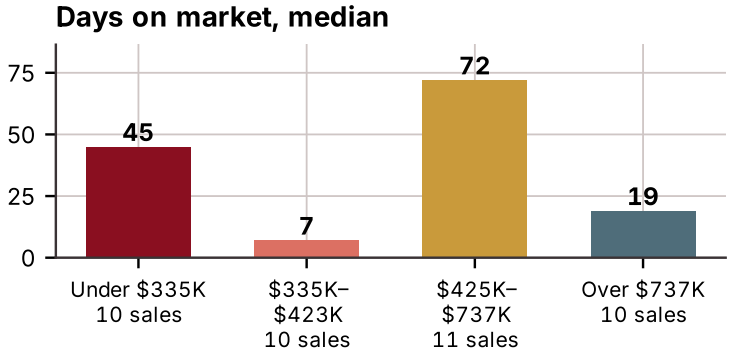
3.5 Year built: no clear difference



The median is **1993** for homes over $737K and **1998** for homes under $335K. It does not move in a straight line; homes $425K–$737K are highest. Defined in 8.1.4.

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

3.6 Days on market: no clear difference



The median is **19 days** for homes over $737K and **45 days** for homes under $335K. It does not move in a straight line; homes $425K–$737K are highest. Defined in 8.1.5.

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

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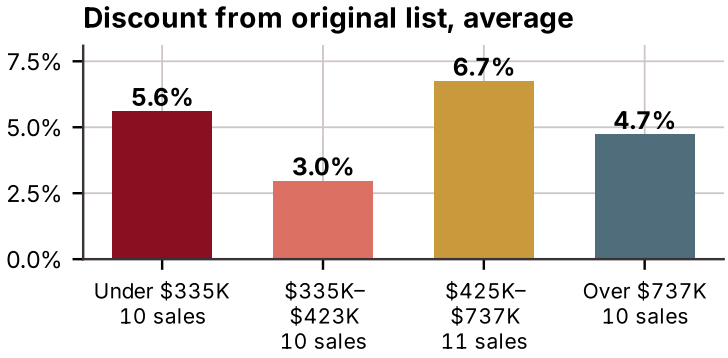
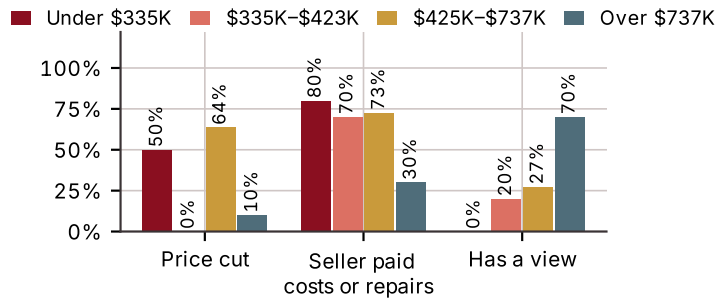
3.7 Discount from original list: no clear difference



The average is **4.7%** for homes over $737K and **5.6%** for homes under $335K. It does not move in a straight line; homes $425K–$737K 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.

- 10% of homes over $737K had a price cut before sale, against 50% of homes under $335K. Defined in 8.1.7.
- 30% of homes over $737K had the seller pay closing costs or repairs, against 80% of homes under $335K. Defined in 8.1.8.
- 70% of homes over $737K have a view, against 0% of homes under $335K. Defined in 8.1.9.

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

3.9 The numbers: price and size

	Under $335K 10 sales	$335K–$423K 10 sales	$425K–$737K 11 sales	Over $737K 10 sales	All 41 sales	Real difference?
Net sale price average	$291,224	$384,835	$567,731	$1,353,645	$647,368	by design
Net price per SF average	$183	$181	$208	$363	$233	✓ large
Living area average	1,597	2,136	2,784	3,832	2,592	✓ large
Year built median	1998	2005	2007	1993	2003	unclear

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3.10 The numbers: selling

	Under $335K 10 sales	$335K–$423K 10 sales	$425K–$737K 11 sales	Over $737K 10 sales	All 41 sales	Real difference?
Days on market median	45	7	72	19	23	unclear
Discount from original list average	5.6%	3.0%	6.7%	4.7%	5.0%	unclear
Price cut before sale	50%	0%	64%	10%	32%	✓ large
Seller paid closing costs or repairs	80%	70%	73%	30%	63%	unclear
Has a view	0%	20%	27%	70%	29%	✓ large

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

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4. Quartiles by living area

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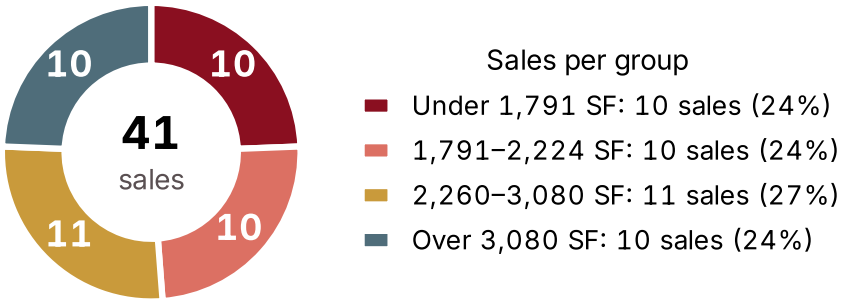
Sales ranked by living area and cut into four equal groups, from the smallest homes to the largest.



Bottom line

- Homes over 3,080 SF sell for about $876K (287%) more than homes under 1,791 SF.

4.1 Key differences

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

Under 1,791 SF · 1,791–2,224 SF · 2,260–3,080 SF · Over 3,080 SF

Larger homes Over 3,080 SF

- Sell for much more.

Smaller homes Under 1,791 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 1,791 SF	1,791–2,224 SF	2,260–3,080 SF	Over 3,080 SF	Real difference?
Net sale price	$305K Lowest	$381K	$715K	$1.18M Highest	✓ large
Net price per SF	$193 per SF	$188 per SF	$258 per SF	$291 per SF	unclear
Year built	2001	2004	2008	1994	unclear
Days on market	45 days	16 days	21 days	85 days	unclear
Discount from original list	5.9%	4.0%	4.2%	6.2%	unclear
Price cut before sale	50%	20%	27%	30%	unclear
Seller paid closing costs or repairs	70%	60%	64%	60%	unclear
Has a view	10%	10%	45%	50%	unclear

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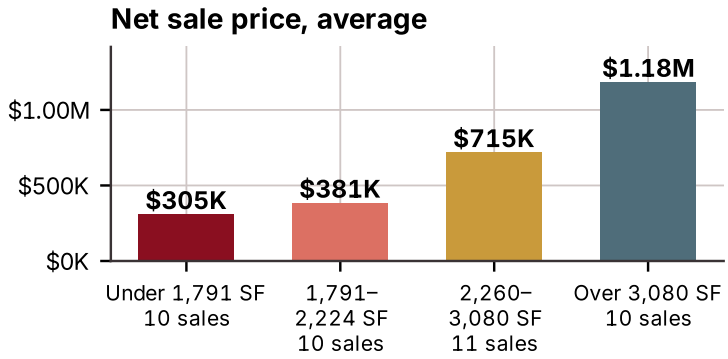
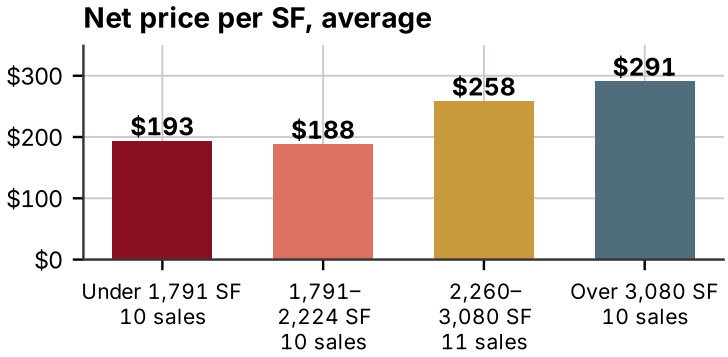
4.3 Homes over 3,080 SF sell for about $876K (287%) more than homes under 1,791 SF



The average is **$1.18M** for homes over 3,080 SF and **$305K** for homes under 1,791 SF. It rises step by step from the lowest range to the highest. Defined in 8.1.1.

✓ **Real difference** · large

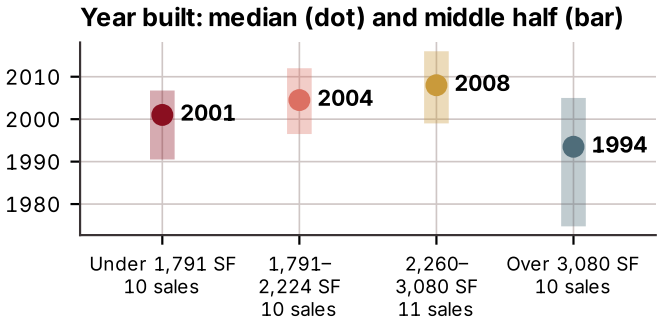
4.4 Net price per SF: no clear difference



The average is **$291 per SF** for homes over 3,080 SF and **$193 per SF** for homes under 1,791 SF. It does not move in a straight line; homes over 3,080 SF are highest. Defined in 8.1.2.

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

4.5 Year built: no clear difference



The median is **1994** for homes over 3,080 SF and **2001** for homes under 1,791 SF. It does not move in a straight line; homes 2,260–3,080 SF are highest. Defined in 8.1.4.

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

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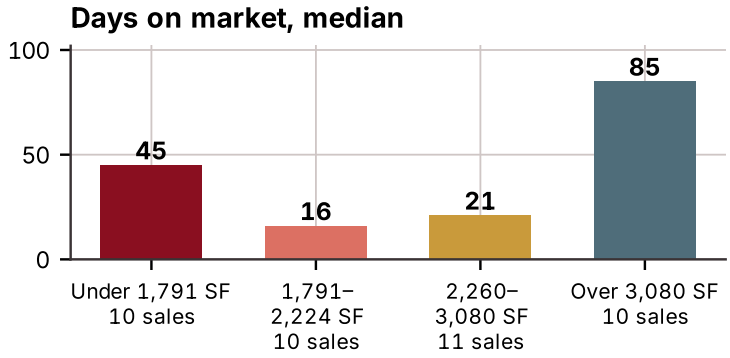
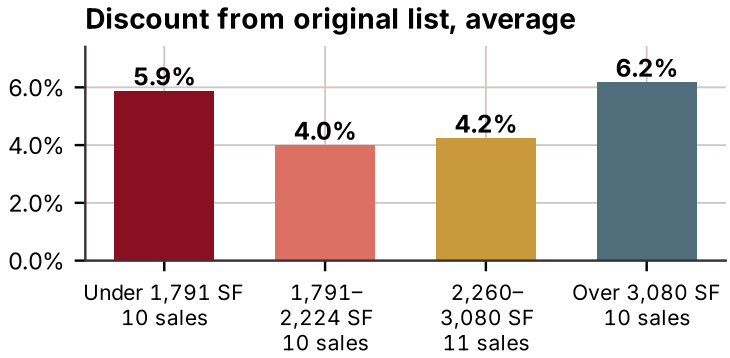
4.6 Days on market: no clear difference



The median is **85 days** for homes over 3,080 SF and **45 days** for homes under 1,791 SF. It does not move in a straight line; homes over 3,080 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 **6.2%** for homes over 3,080 SF and **5.9%** for homes under 1,791 SF. It does not move in a straight line; homes over 3,080 SF are highest. Defined in 8.1.6.

– No clear difference · could be chance

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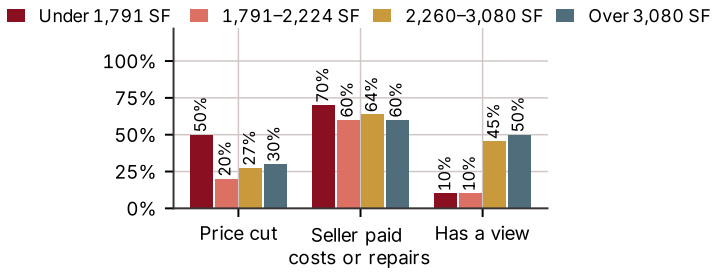
4.8 How often: price cut before sale, seller paid closing costs or repairs, has a view



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

- 30% of homes over 3,080 SF had a price cut before sale, against 50% of homes under 1,791 SF. Defined in 8.1.7.
- 60% of homes over 3,080 SF had the seller pay closing costs or repairs, against 70% of homes under 1,791 SF. Defined in 8.1.8.
- 50% of homes over 3,080 SF have a view, against 10% of homes under 1,791 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 1,791 SF 10 sales	1,791–2,224 SF 10 sales	2,260–3,080 SF 11 sales	Over 3,080 SF 10 sales	All 41 sales	Real difference?
Net sale price average	$305,454	$380,807	$715,430	$1,180,973	$647,368	✓ large
Net price per SF average	$193	$188	$258	$291	$233	unclear
Living area average	1,579	2,025	2,720	4,030	2,592	by design
Year built median	2001	2004	2008	1994	2003	unclear

4.10 The numbers: selling

	Under 1,791 SF 10 sales	1,791–2,224 SF 10 sales	2,260–3,080 SF 11 sales	Over 3,080 SF 10 sales	All 41 sales	Real difference?
Days on market median	45	16	21	85	23	unclear
Discount from original list average	5.9%	4.0%	4.2%	6.2%	5.0%	unclear
Price cut before sale	50%	20%	27%	30%	32%	unclear
Seller paid closing costs or repairs	70%	60%	64%	60%	63%	unclear
Has a view	10%	10%	45%	50%	29%	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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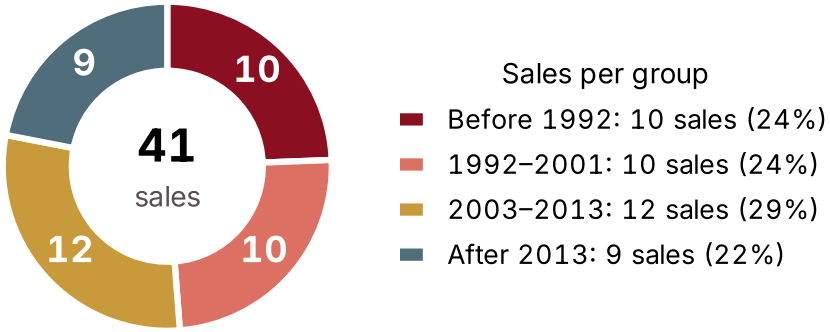
5. Quartiles by year built

Resale homes · 41 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: no measure differs enough between the groups to rule out chance.

5.1 Key differences

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

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 1992	1992–2001	2003–2013	After 2013	Real difference?
Net sale price	$923K	$577K	$408K	$739K	unclear
Net price per SF	$307 per SF	$215 per SF	$188 per SF	$232 per SF	unclear
Living area	2,624 SF	2,686 SF	2,155 SF	3,034 SF	unclear
Days on market	84 days	16 days	16 days	72 days	unclear
Discount from original list	8.1%	4.4%	4.0%	3.7%	unclear
Price cut before sale	30%	40%	17%	44%	unclear
Seller paid closing costs or repairs	70%	60%	83%	33%	unclear
Has a view	10%	50%	25%	33%	unclear

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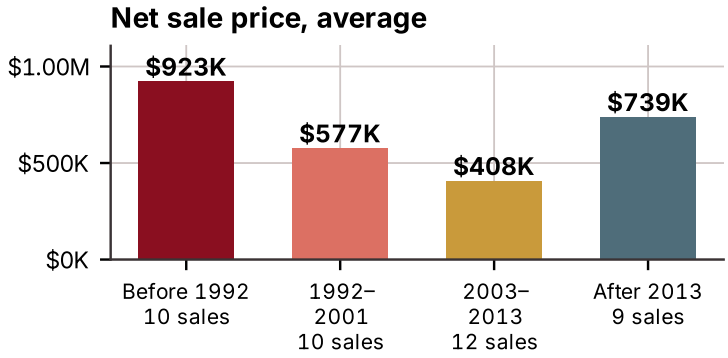
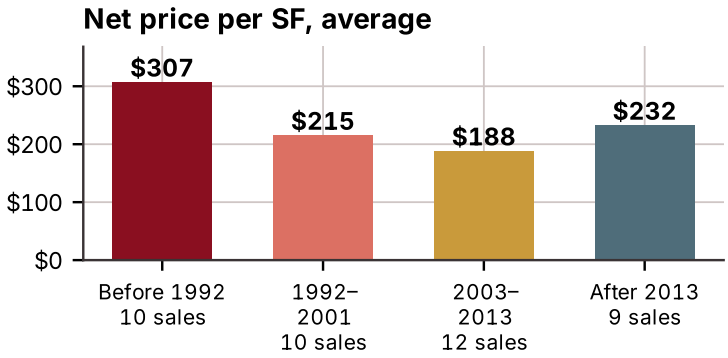
5.3 Net sale price: no clear difference



The average is **$739K** for homes built after 2013 and **$923K** for homes built before 1992. It does not move in a straight line; homes built before 1992 are highest. Defined in 8.1.1.

– No clear difference · could be chance

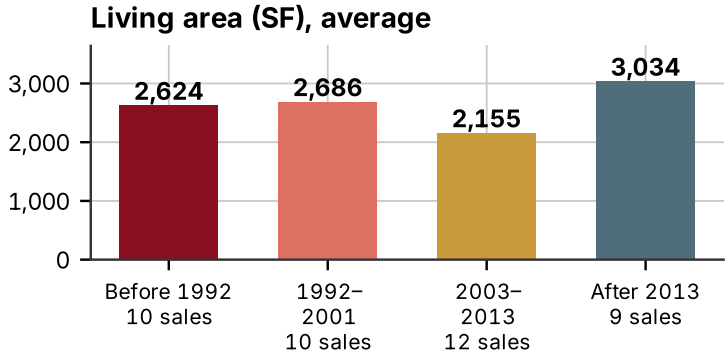
5.4 Net price per SF: no clear difference



The average is **$232 per SF** for homes built after 2013 and **$307 per SF** for homes built before 1992. It does not move in a straight line; homes built before 1992 are highest. Defined in 8.1.2.

– No clear difference · could be chance

5.5 Living area: no clear difference



The average is **3,034 SF** for homes built after 2013 and **2,624 SF** for homes built before 1992. It does not move in a straight line; homes built after 2013 are highest. Defined in 8.1.3.

– No clear difference · could be chance

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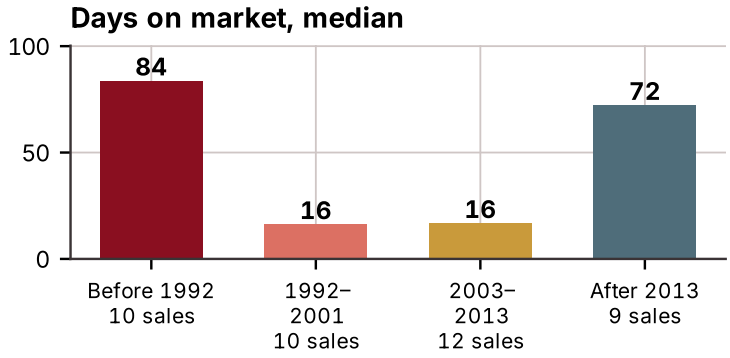
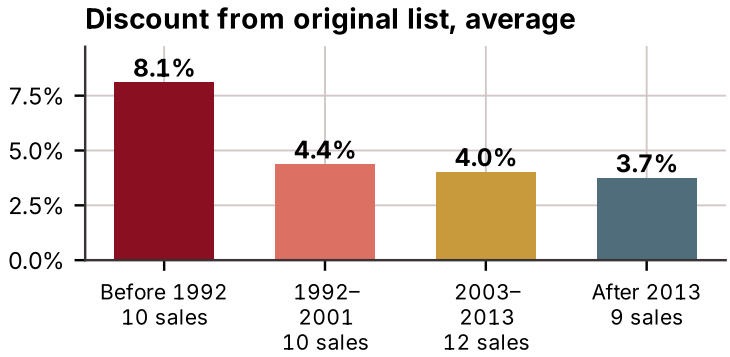
5.6 Days on market: no clear difference



The median is **72 days** for homes built after 2013 and **84 days** for homes built before 1992. It does not move in a straight line; homes built before 1992 are highest. Defined in 8.1.5.

– No clear difference · could be chance

5.7 Discount from original list: no clear difference



The average is **3.7%** for homes built after 2013 and **8.1%** for homes built before 1992. It falls step by step from the lowest range to the highest. Defined in 8.1.6.

– No clear difference · could be chance

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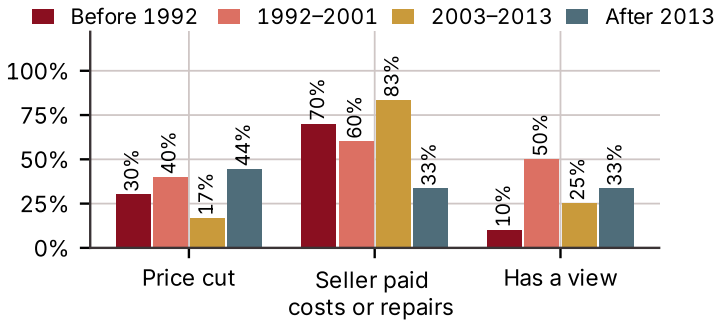
5.8 How often: price cut before sale, seller paid closing costs or repairs, has a view



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

- 44% of homes built after 2013 had a price cut before sale, against 30% of homes built before 1992. Defined in 8.1.7.
- 33% of homes built after 2013 had the seller pay closing costs or repairs, against 70% of homes built before 1992. Defined in 8.1.8.
- 33% of homes built after 2013 have a view, against 10% of homes built before 1992. 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 1992 10 sales	1992–2001 10 sales	2003–2013 12 sales	After 2013 9 sales	All 41 sales	Real difference?
Net sale price average	$922,530	$577,110	$407,787	$739,136	$647,368	unclear
Net price per SF average	$307	$215	$188	$232	$233	unclear
Living area average	2,624	2,686	2,155	3,034	2,592	unclear
Year built median	1972	1996	2008	2021	2003	by design

5.10 The numbers: selling

	Before 1992 10 sales	1992–2001 10 sales	2003–2013 12 sales	After 2013 9 sales	All 41 sales	Real difference?
Days on market median	84	16	16	72	23	unclear
Discount from original list average	8.1%	4.4%	4.0%	3.7%	5.0%	unclear
Price cut before sale	30%	40%	17%	44%	32%	unclear
Seller paid closing costs or repairs	70%	60%	83%	33%	63%	unclear
Has a view	10%	50%	25%	33%	29%	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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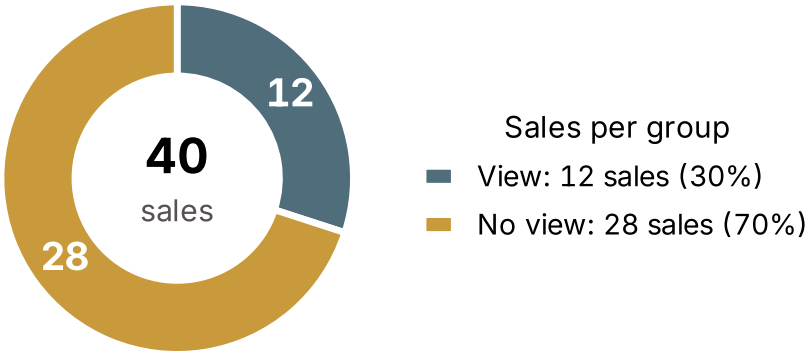
6. View and no view

Resale homes · 41 sales · November 22, 2025 – November 21, 2026

Sales where the MLS lists a view (greenbelt or park, trees, golf course, hill country, water and similar) against those listing none or only the neighborhood. 1 sales whose MLS view entry is only “See Remarks” are left out.



Bottom line

- Homes with a view sell for about $290K (51%) 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 much more.

Homes without a view no view listed

- Sell for much less.

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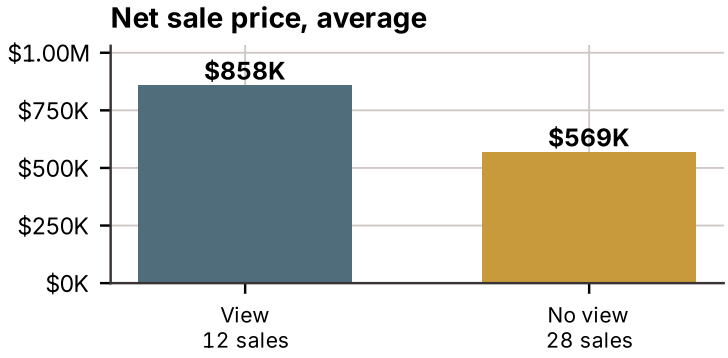
6.2 At a glance

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	$858K **Highest**	$569K **Lowest**	✓ large
Net price per SF	$266 per SF	$220 per SF	unclear
Living area	3,236 SF	2,355 SF	unclear
Year built	2004	2003	unclear
Days on market	16 days	36 days	unclear
Discount from original list	4.5%	5.4%	unclear
Price cut before sale	25%	36%	unclear
Seller paid closing costs or repairs	42%	75%	unclear

6.3 Homes with a view sell for about $290K (51%) more than homes without a view



The average is **$858K** for homes with a view and **$569K** for homes without a view. Defined in 8.1.1.

✓ **Real difference** · large

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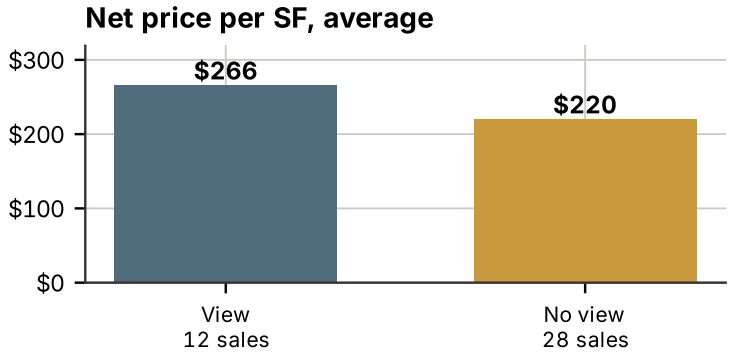
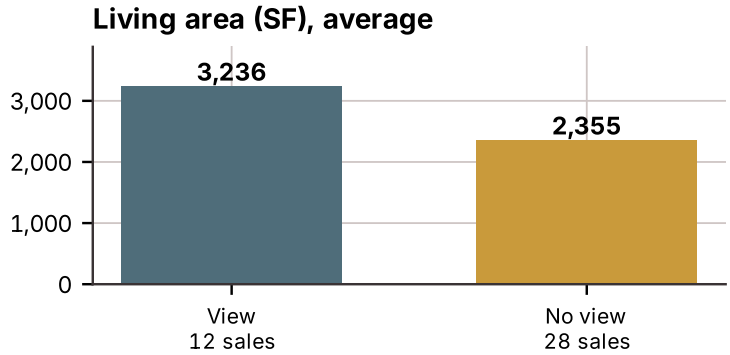
6.4 Net price per SF: no clear difference



The average is **$266 per SF** for homes with a view and **$220 per SF** for homes without a view. Defined in 8.1.2.

– No clear difference · could be chance

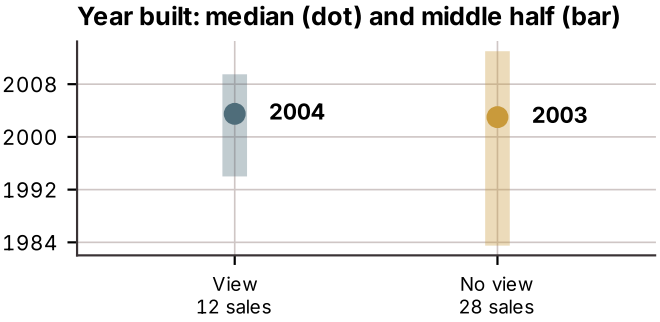
6.5 Living area: no clear difference



The average is **3,236 SF** for homes with a view and **2,355 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 **2004** for homes with a view and **2003** for homes without a view. Defined in 8.1.4.

– No clear difference · could be chance

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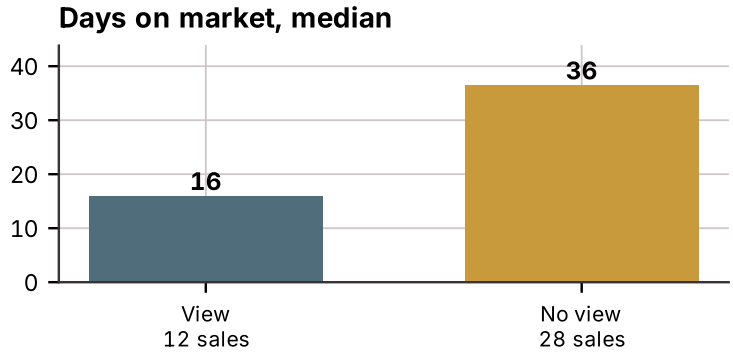
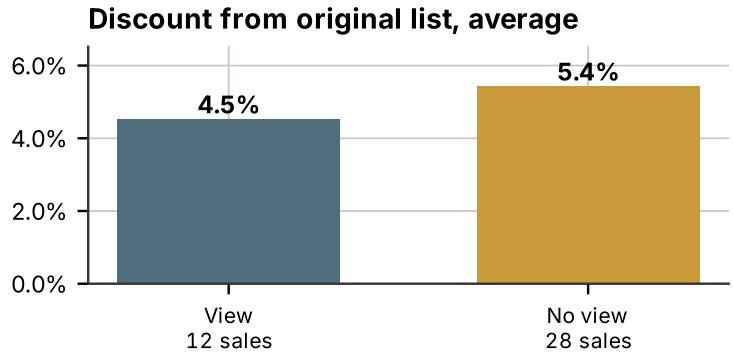
6.7 Days on market: no clear difference



The median is **16 days** for homes with a view and **36 days** for homes without a view. Defined in 8.1.5.

– No clear difference · could be chance

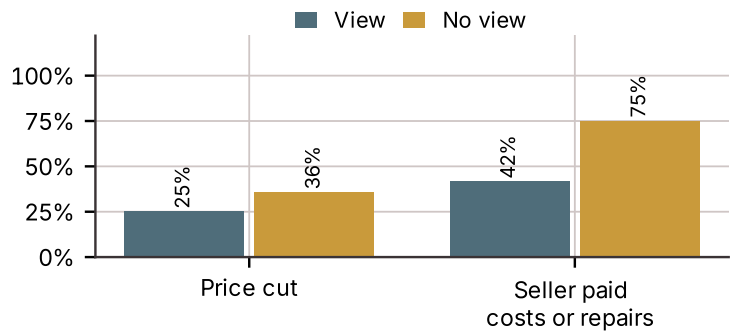
6.8 Discount from original list: no clear difference



The average is **4.5%** for homes with a view and **5.4%** 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.

- 25% of homes with a view had a price cut before sale, against 36% of homes without a view. Defined in 8.1.7.
- 42% of homes with a view had the seller pay closing costs or repairs, against 75% 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 12 sales	No view 28 sales	All 40 sales	Real difference?
Net sale price average	$858,348	$568,729	$655,614	✓ large
Net price per SF average	$266	$220	$234	unclear
Living area average	3,236	2,355	2,619	unclear
Year built median	2004	2003	2003	unclear

6.11 The numbers: selling

	View 12 sales	No view 28 sales	All 40 sales	Real difference?
Days on market median	16	36	24	unclear
Discount from original list average	4.5%	5.4%	5.2%	unclear
Price cut before sale	25%	36%	32%	unclear
Seller paid closing costs or repairs	42%	75%	65%	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 · 0 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: 0 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 College Station.

No new-construction sales were reported in ABOR MLS in this window.

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 41 resale sales. Average $647,368; median $425,000; standard deviation $492,699; middle half (25th–75th percentile) $335,200–$737,320; lowest $240,000, highest $2,230,000. 26 sales had a seller payment; their median payment was $9,400.

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 41 resale sales. Average $233; median $196; standard deviation $99; middle half (25th–75th percentile) $179–$234; lowest $139, highest $537.

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 41 resale sales. Average 2,592; median 2,260; standard deviation 1,038; middle half (25th–75th percentile) 1,791–3,080; lowest 1,412, highest 5,734.

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 41 resale sales. Average 1998; median 2003; standard deviation 20; middle half (25th–75th percentile) 1992–2013; lowest 1936, 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	41 resale sales. Average 70; median 23; standard deviation 94; middle half (25th–75th percentile) 7–94; lowest 0, highest 348. 2 sales went under contract on their listing date (0 days).

8.1.6 Discount from original list

In simple terms	How far below the first asking price the home sold, after seller payments. It measures how much negotiating room sellers gave up. A negative figure means the home sold above its first asking price.
Statistically	Discount % = (OriginalListPrice − Net) ÷ OriginalListPrice × 100, per sale; summarized by the mean.
The data	41 resale sales. Average 5.0%; median 4.2%; standard deviation 4.2%; middle half (25th–75th percentile) 1.8%–7.1%; lowest −0.6%, highest 15.2%. 1 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	13 of 41 resale sales (31.7%).

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	26 of 41 resale sales (63.4%).

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, 28 without, 1 unclassified. Most common View entries: Neighborhood 30, Trees/Woods 9, None 3, Pool 3, Rural 2, Bridge(s) 1, Creek/Stream 1, Water 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 13:45 UTC), every field. Filter: StandardStatus = Closed, PropertyType = Residential, City = College Station.

The data Pulled November 22, 2026: 49 closed College Station records over the prior year. ZIP codes: 2, the most sales in 77845, 77840.

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

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

The data 41 single-family sales in the window: 41 resale, 0 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 41 resale; 0 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 8 sale(s) other than single-family homes (condo, townhome and similar)

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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 $335K”.

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 $335K: $240,000–$324,650 (10 sales); $335K–$423K: $335,200–$422,775 (10 sales); $425K–$737K: $425,000–$737,320 (11 sales); Over $737K: $822,396–$2,230,000 (10 sales)
Quartiles by living area: Under 1,791 SF: 1,412–1,758 SF (10 sales); 1,791–2,224 SF: 1,791–2,224 SF (10 sales); 2,260–3,080 SF: 2,260–3,080 SF (11 sales); Over 3,080 SF: 3,139–5,734 SF (10 sales)
Quartiles by year built: Before 1992: 1936–1989 (10 sales); 1992–2001: 1992–2001 (10 sales); 2003–2013: 2003–2013 (12 sales); After 2013: 2014–2024 (9 sales)
View and no view: View: MLS lists a view (12 sales); No view: None or Neighborhood (28 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 $647,368, median $425,000. Days on market: average 70, median 23: 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 = 18.61	3	0.0003	p < 0.0063	**Yes**	$\varepsilon^2 = 0.465$	large
Living area	Kruskal–Wallis	H = 30.73	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.768$	large
Year built	Kruskal–Wallis	H = 3.44	3	0.3288	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.086$	medium
Days on market	Kruskal–Wallis	H = 8.60	3	0.0351	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.215$	large
Discount from original list	Kruskal–Wallis	H = 3.18	3	0.3641	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.080$	medium
Price cut before sale	Chi-square	$\chi^2 = 13.54$	3	0.0036	p < 0.0063	**Yes**	Cramér's V = 0.575	large
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 6.60$	3	0.0859	p < 0.0063	**Unclear**	Cramér's V = 0.401	medium
Has a view	Chi-square	$\chi^2 = 12.59$	3	0.0056	p < 0.0063	**Yes**	Cramér's V = 0.554	large

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 = 30.43	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.761$	large
Net price per SF	Kruskal–Wallis	H = 5.91	3	0.1163	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.148$	large
Year built	Kruskal–Wallis	H = 3.27	3	0.3512	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.082$	medium
Days on market	Kruskal–Wallis	H = 2.42	3	0.4894	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.061$	medium
Discount from original list	Kruskal–Wallis	H = 1.08	3	0.7827	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.027$	small
Price cut before sale	Chi-square	$\chi^2 = 2.29$	3	0.5141	p < 0.0063	**Unclear**	Cramér's V = 0.236	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 0.29$	3	0.9623	p < 0.0063	**Unclear**	Cramér's V = 0.084	negligible
Has a view	Chi-square	$\chi^2 = 7.06$	3	0.0702	p < 0.0063	**Unclear**	Cramér's V = 0.415	medium

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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 = 4.17	3	0.2432	p < 0.0063	**Unclear**	ε^2 = 0.104	medium
Net price per SF	Kruskal–Wallis	H = 2.61	3	0.4553	p < 0.0063	**Unclear**	ε^2 = 0.065	medium
Living area	Kruskal–Wallis	H = 2.74	3	0.4331	p < 0.0063	**Unclear**	ε^2 = 0.069	medium
Days on market	Kruskal–Wallis	H = 4.89	3	0.1799	p < 0.0063	**Unclear**	ε^2 = 0.122	medium
Discount from original list	Kruskal–Wallis	H = 6.94	3	0.0737	p < 0.0063	**Unclear**	ε^2 = 0.174	large
Price cut before sale	Chi-square	χ^2 = 2.26	3	0.5204	p < 0.0063	**Unclear**	Cramér's V = 0.235	small
Seller paid closing costs or repairs	Chi-square	χ^2 = 5.80	3	0.1218	p < 0.0063	**Unclear**	Cramér's V = 0.376	medium
Has a view	Chi-square	χ^2 = 4.05	3	0.2564	p < 0.0063	**Unclear**	Cramér's V = 0.314	medium

8.3.4 View and no view

Measure	Test	Statistic	df	p-value	Threshold	Real difference?	Effect size	Size
Net sale price	Mann–Whitney U	U = 269.00	—	0.0030	p < 0.0063	**Yes**	rank-biserial r = 0.601	large
Net price per SF	Mann–Whitney U	U = 251.00	—	0.0149	p < 0.0063	**Unclear**	rank-biserial r = 0.494	medium
Living area	Mann–Whitney U	U = 249.00	—	0.0175	p < 0.0063	**Unclear**	rank-biserial r = 0.482	medium
Year built	Mann–Whitney U	U = 185.00	—	0.6261	p < 0.0063	**Unclear**	rank-biserial r = 0.101	small
Days on market	Mann–Whitney U	U = 130.00	—	0.2680	p < 0.0063	**Unclear**	rank-biserial r = 0.226	small
Discount from original list	Mann–Whitney U	U = 131.00	—	0.2813	p < 0.0063	**Unclear**	rank-biserial r = 0.220	small
Price cut before sale	Chi-square	χ^2 = 0.44	1	0.5073	p < 0.0063	**Unclear**	Cramér's V = 0.105	small
Seller paid closing costs or repairs	Chi-square	χ^2 = 4.10	1	0.0428	p < 0.0063	**Unclear**	Cramér's V = 0.320	medium

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8.4 Data notes

Left out of the analysis: 0 new-construction sales (basic statistics only, section 7); 8 sale(s) other than single-family homes (condo, townhome and similar). 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 41 closed MLS resale sales; the 0 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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