Brazos County

College Station-Bryan, 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
59	**$412,000**	**$191**	**54 days**
single-family resale homes	average $574,598	average $224	average 77 days

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1. Summary

Resale homes · 59 sales · November 22, 2025 – November 21, 2026

This study looks at the **59 resale homes** sold in Brazos County in the **365 days** to November 21, 2026. A full year is used because only 33 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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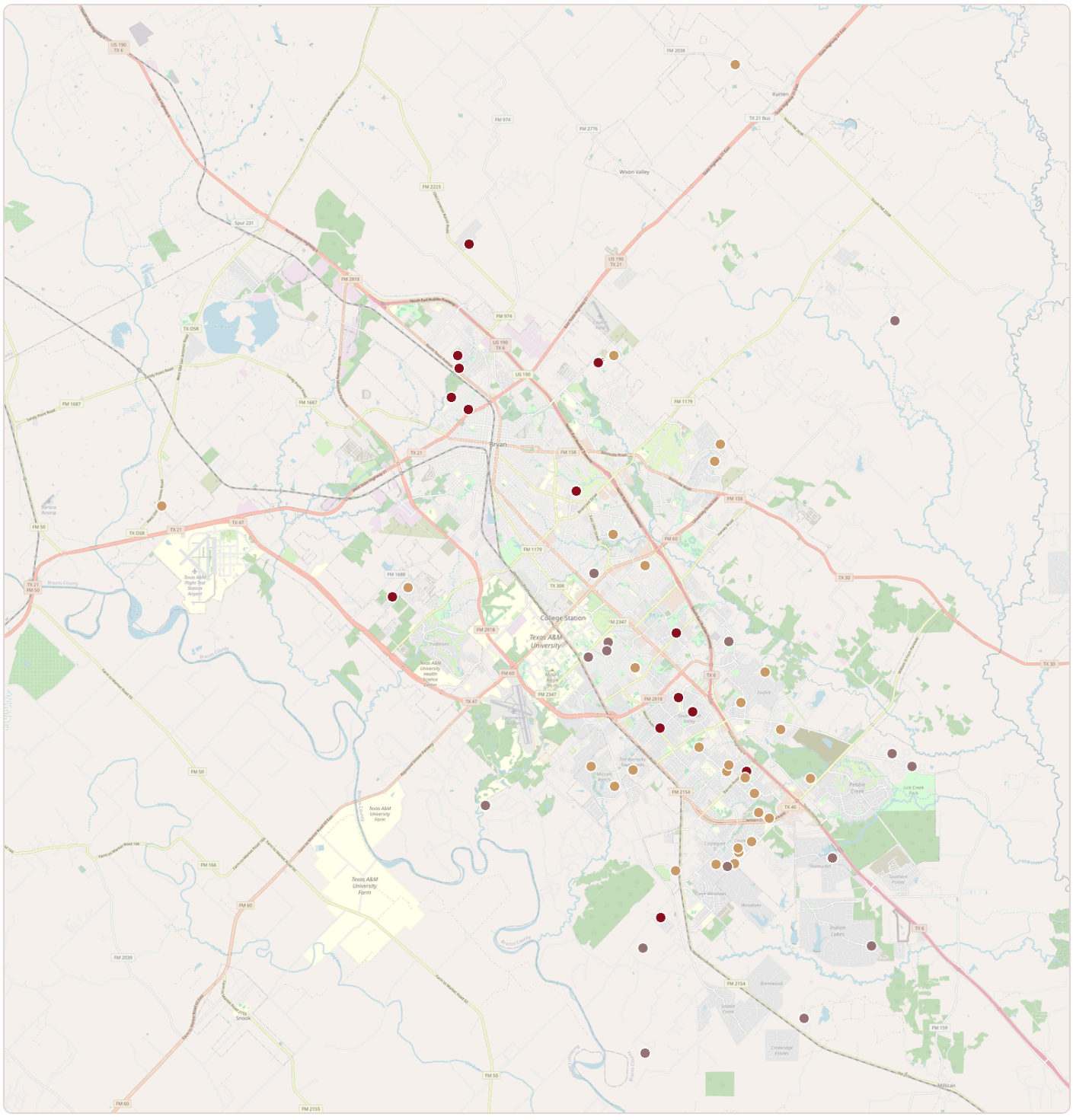
2. Where the resale homes sold

59 resale homes · colored by price range

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



● Under $315K · 15 sales ● $315K–$412K · 15 sales ● $418K–$636K · 14 sales ● Over $636K · 15 sales

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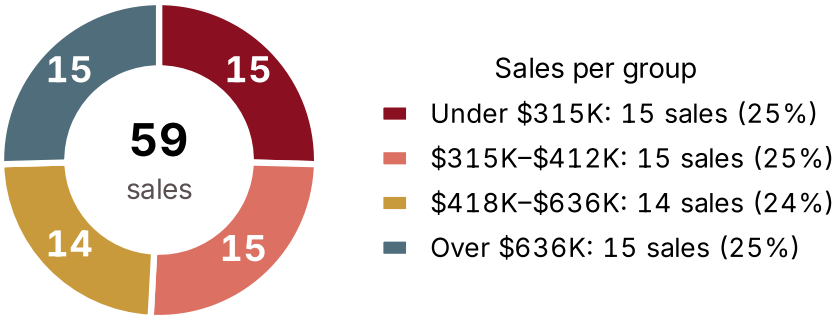
3. Quartiles by net sale price

Resale homes · 59 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 $636K are about 2,130 SF (141%) larger than homes under $315K.
- 60% of homes over $636K have a view, against 0% of homes under $315K.
- Homes over $636K sell for about $158 per SF (94%) more than homes under $315K.

3.1 Key differences

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

Under $315K $315K–$412K $418K–$636K Over $636K

Higher-priced homes Over $636K

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

Lower-priced homes Under $315K

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

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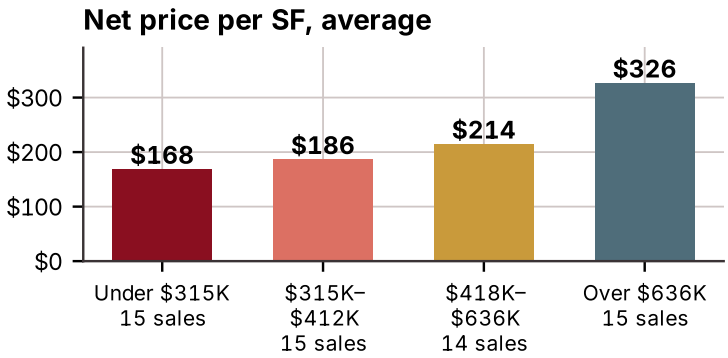
3.2 At a glance

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 $315K	$315K–$412K	$418K–$636K	Over $636K	Real difference?
Net price per SF	$168 per SF **Lowest**	$186 per SF	$214 per SF	$326 per SF **Highest**	✓ large
Living area	1,508 SF **Smallest**	1,954 SF	2,435 SF	3,640 SF **Largest**	✓ large
Year built	1995	2004	2010	1994	unclear
Days on market	67 days	20 days	67 days	44 days	unclear
Discount from original list	6.6%	3.6%	3.5%	4.9%	unclear
Price cut before sale	60%	20%	57%	13%	unclear
Seller paid closing costs or repairs	60%	60%	64%	47%	unclear
Has a view	0% **Fewest**	20%	36%	60% **Most**	✓ medium

How to read this section. Each heading gives the finding. The gold box says whether the gap is real (✓, with its size) or could be chance (–). The section ends with its numbers; the tests are in section 8.3.

3.3 Homes over $636K sell for about $158 per SF (94%) more than homes under $315K



The average is **$326 per SF** for homes over $636K and **$168 per SF** for homes under $315K. It rises step by step from the lowest range to the highest. Defined in 8.1.2.

✓ **Real difference** · large

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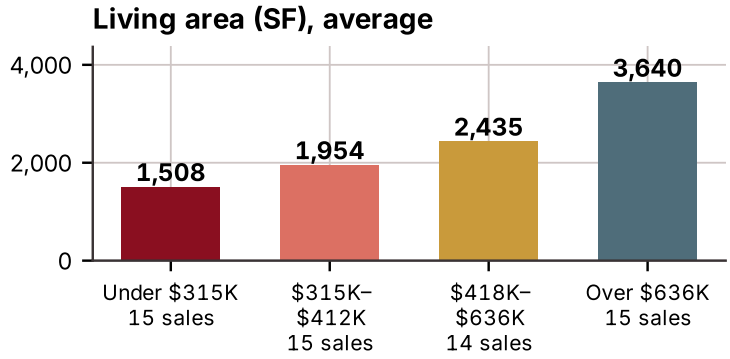
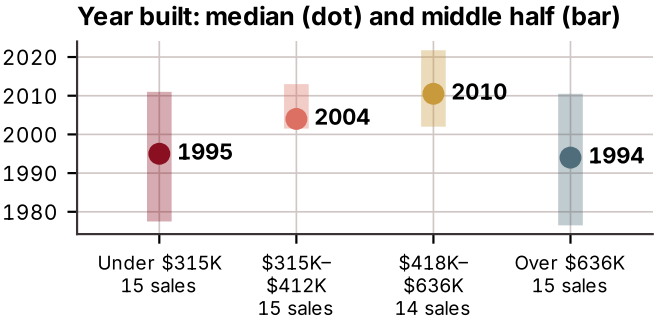
3.4 Homes over $636K are about 2,130 SF (141%) larger than homes under $315K



The average is **3,640 SF** for homes over $636K and **1,508 SF** for homes under $315K. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

✓ **Real difference** · large

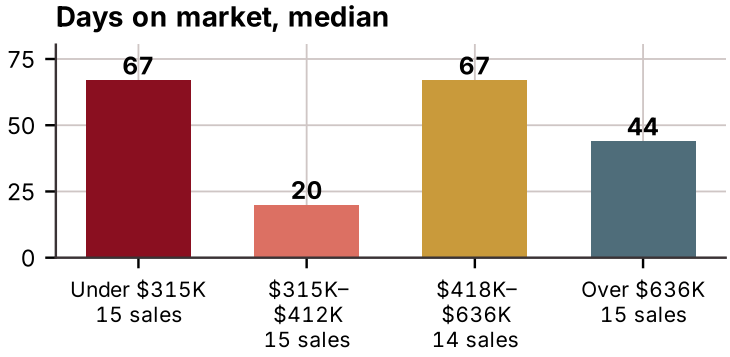
3.5 Year built: no clear difference



The median is **1994** for homes over $636K and **1995** for homes under $315K. It does not move in a straight line; homes $418K–$636K are highest. Defined in 8.1.4.

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

3.6 Days on market: no clear difference



The median is **44 days** for homes over $636K and **67 days** for homes under $315K. It does not move in a straight line; homes under $315K are highest. Defined in 8.1.5.

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

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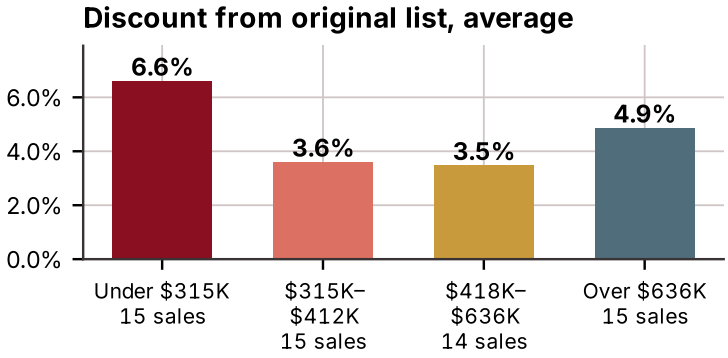
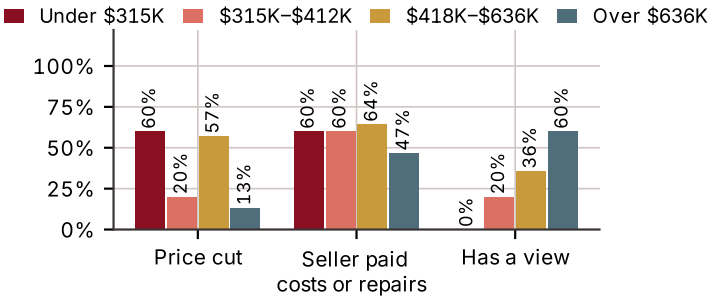
3.7 Discount from original list: no clear difference



The average is **4.9%** for homes over $636K and **6.6%** for homes under $315K. It does not move in a straight line; homes under $315K 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.

- 13% of homes over $636K had a price cut before sale, against 60% of homes under $315K. Defined in 8.1.7.
- 47% of homes over $636K had the seller pay closing costs or repairs, against 60% of homes under $315K. Defined in 8.1.8.
- 60% of homes over $636K have a view, against 0% of homes under $315K. Defined in 8.1.9.

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

3.9 The numbers: price and size

	Under $315K 15 sales	$315K–$412K 15 sales	$418K–$636K 14 sales	Over $636K 15 sales	All 59 sales	Real difference?
Net sale price average	$252,244	$359,808	$512,845	$1,169,379	$574,598	by design
Net price per SF average	$168	$186	$214	$326	$224	✓ large
Living area average	1,508	1,954	2,435	3,640	2,383	✓ large
Year built median	1995	2004	2010	1994	2003	unclear

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3.10 The numbers: selling

	Under $315K 15 sales	$315K–$412K 15 sales	$418K–$636K 14 sales	Over $636K 15 sales	All 59 sales	Real difference?
Days on market median	67	20	67	44	54	unclear
Discount from original list average	6.6%	3.6%	3.5%	4.9%	4.6%	unclear
Price cut before sale	60%	20%	57%	13%	37%	unclear
Seller paid closing costs or repairs	60%	60%	64%	47%	58%	unclear
Has a view	0%	20%	36%	60%	29%	✓ medium

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

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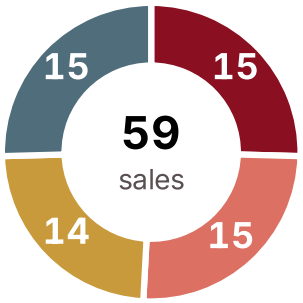
4. Quartiles by living area

Resale homes · 59 sales · November 22, 2025 – November 21, 2026

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



Sales per group

- Under 1,648 SF: 15 sales (25%)
- 1,648–2,154 SF: 15 sales (25%)
- 2,163–2,955 SF: 14 sales (24%)
- Over 2,955 SF: 15 sales (25%)

Bottom line

- Homes over 2,955 SF sell for about $849K (320%) more than homes under 1,648 SF.

4.1 Key differences

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

Under 1,648 SF · 1,648–2,154 SF · 2,163–2,955 SF · Over 2,955 SF

Larger homes Over 2,955 SF

- Sell for much more.

Smaller homes Under 1,648 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 1,648 SF	1,648–2,154 SF	2,163–2,955 SF	Over 2,955 SF	Real difference?
Net sale price	$265K Lowest	$375K	$542K	$1.11M Highest	✓ large
Net price per SF	$183 per SF	$193 per SF	$220 per SF	$299 per SF	unclear
Year built	2001	2006	2004	1994	unclear
Days on market	33 days	100 days	20 days	68 days	unclear
Discount from original list	6.0%	2.9%	4.2%	5.4%	unclear
Price cut before sale	47%	53%	21%	27%	unclear
Seller paid closing costs or repairs	47%	60%	79%	47%	unclear
Has a view	7%	20%	36%	53%	unclear

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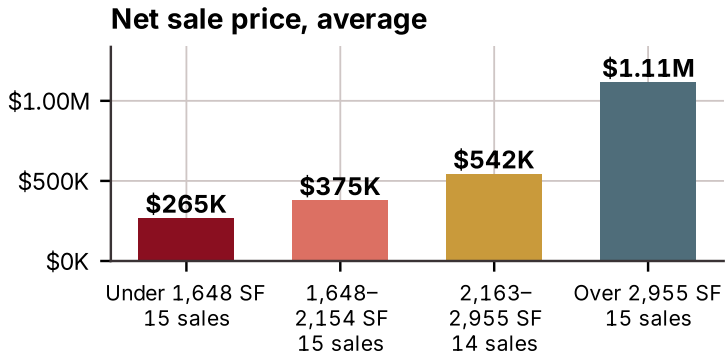
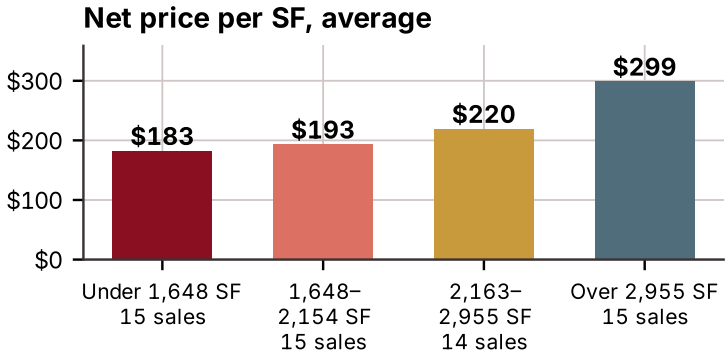
4.3 Homes over 2,955 SF sell for about $849K (320%) more than homes under 1,648 SF



The average is **$1.11M** for homes over 2,955 SF and **$265K** for homes under 1,648 SF. It rises step by step from the lowest range to the highest. Defined in 8.1.1.

✓ **Real difference** · large

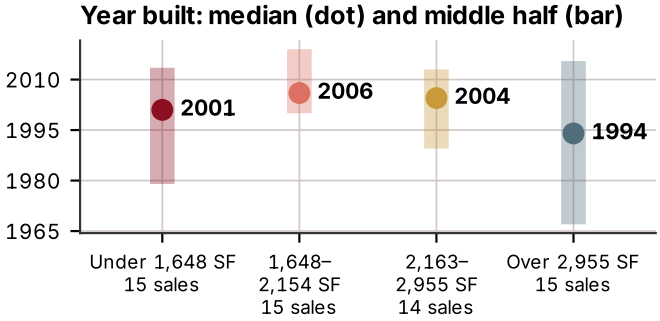
4.4 Net price per SF: no clear difference



The average is **$299 per SF** for homes over 2,955 SF and **$183 per SF** for homes under 1,648 SF. It rises step by step from the lowest range to the 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 2,955 SF and **2001** for homes under 1,648 SF. It does not move in a straight line; homes 1,648–2,154 SF are highest. Defined in 8.1.4.

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

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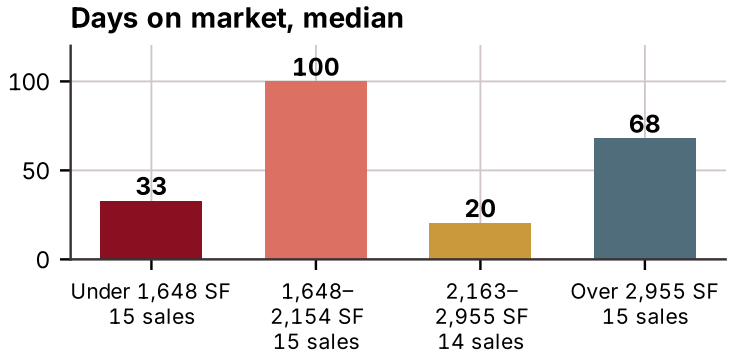
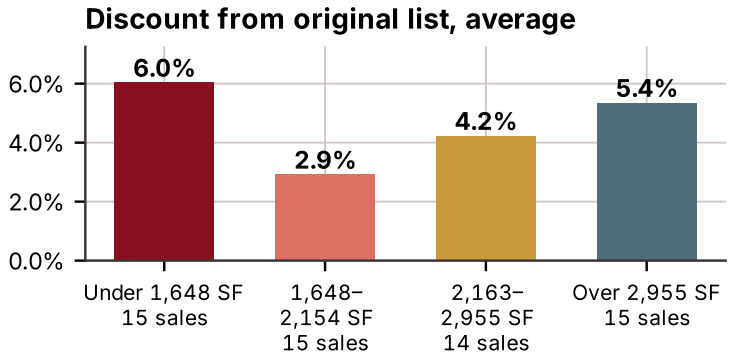
4.6 Days on market: no clear difference



The median is **68 days** for homes over 2,955 SF and **33 days** for homes under 1,648 SF. It does not move in a straight line; homes 1,648–2,154 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 **5.4%** for homes over 2,955 SF and **6.0%** for homes under 1,648 SF. It does not move in a straight line; homes under 1,648 SF are highest. Defined in 8.1.6.

– No clear difference · could be chance

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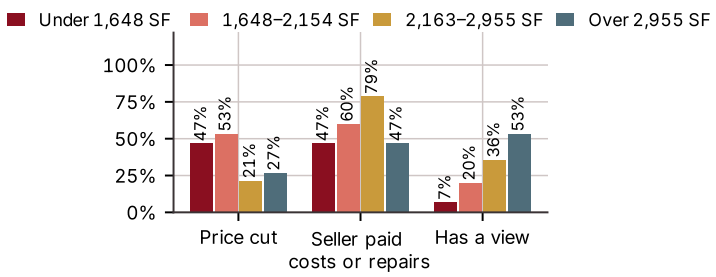
4.8 How often: price cut before sale, seller paid closing costs or repairs, has a view



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

- 27% of homes over 2,955 SF had a price cut before sale, against 47% of homes under 1,648 SF. Defined in 8.1.7.
- 47% of homes over 2,955 SF had the seller pay closing costs or repairs, against 47% of homes under 1,648 SF. Defined in 8.1.8.
- 53% of homes over 2,955 SF have a view, against 7% of homes under 1,648 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 1,648 SF 15 sales	1,648–2,154 SF 15 sales	2,163–2,955 SF 14 sales	Over 2,955 SF 15 sales	All 59 sales	Real difference?
Net sale price average	$265,174	$375,486	$541,614	$1,113,919	$574,598	✓ large
Net price per SF average	$183	$193	$220	$299	$224	unclear
Living area average	1,441	1,937	2,442	3,718	2,383	by design
Year built median	2001	2006	2004	1994	2003	unclear

4.10 The numbers: selling

	Under 1,648 SF 15 sales	1,648–2,154 SF 15 sales	2,163–2,955 SF 14 sales	Over 2,955 SF 15 sales	All 59 sales	Real difference?
Days on market median	33	100	20	68	54	unclear
Discount from original list average	6.0%	2.9%	4.2%	5.4%	4.6%	unclear
Price cut before sale	47%	53%	21%	27%	37%	unclear
Seller paid closing costs or repairs	47%	60%	79%	47%	58%	unclear
Has a view	7%	20%	36%	53%	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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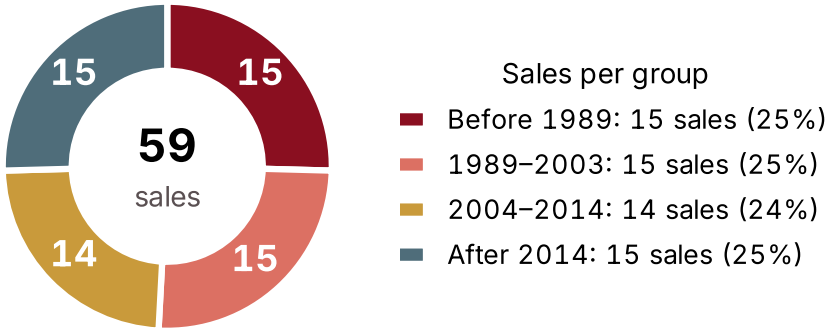
5. Quartiles by year built

Resale homes · 59 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 1989	1989–2003	2004–2014	After 2014	Real difference?
Net sale price	$754K	$526K	$446K	$564K	unclear
Net price per SF	$265 per SF	$213 per SF	$205 per SF	$211 per SF	unclear
Living area	2,407 SF	2,453 SF	2,151 SF	2,508 SF	unclear
Days on market	91 days	18 days	24 days	77 days	unclear
Discount from original list	6.3%	4.8%	2.3%	5.0%	unclear
Price cut before sale	27%	40%	29%	53%	unclear
Seller paid closing costs or repairs	53%	67%	71%	40%	unclear
Has a view	20%	33%	36%	27%	unclear

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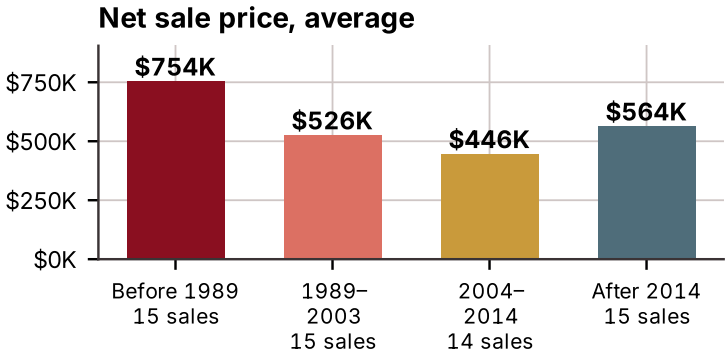
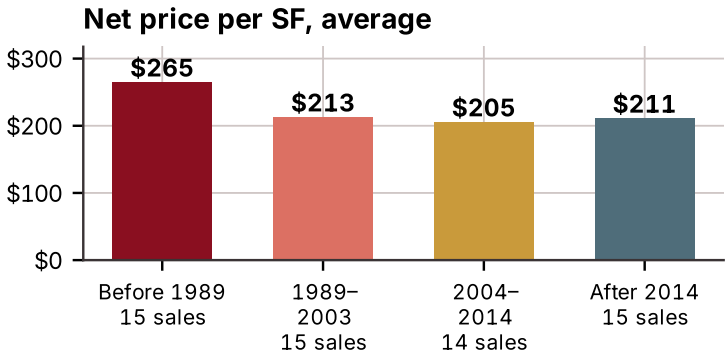
5.3 Net sale price: no clear difference



The average is **$564K** for homes built after 2014 and **$754K** for homes built before 1989. It does not move in a straight line; homes built before 1989 are highest. Defined in 8.1.1.

– No clear difference · could be chance

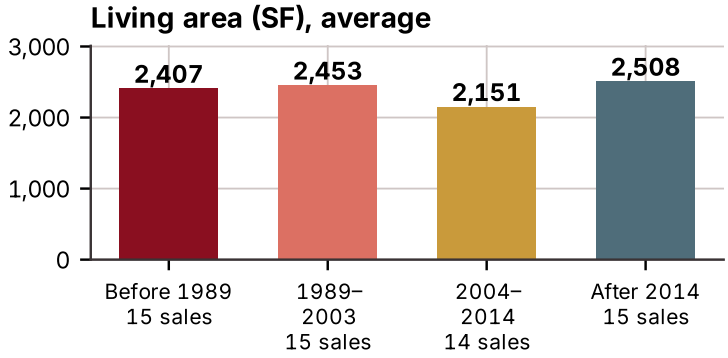
5.4 Net price per SF: no clear difference



The average is **$211 per SF** for homes built after 2014 and **$265 per SF** for homes built before 1989. It does not move in a straight line; homes built before 1989 are highest. Defined in 8.1.2.

– No clear difference · could be chance

5.5 Living area: no clear difference



The average is **2,508 SF** for homes built after 2014 and **2,407 SF** for homes built before 1989. It does not move in a straight line; homes built after 2014 are highest. Defined in 8.1.3.

– No clear difference · could be chance

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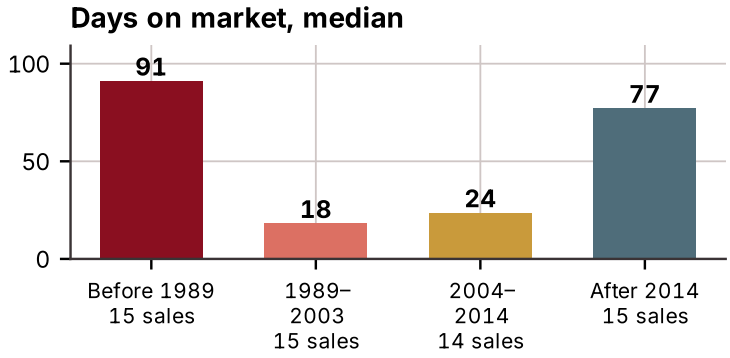
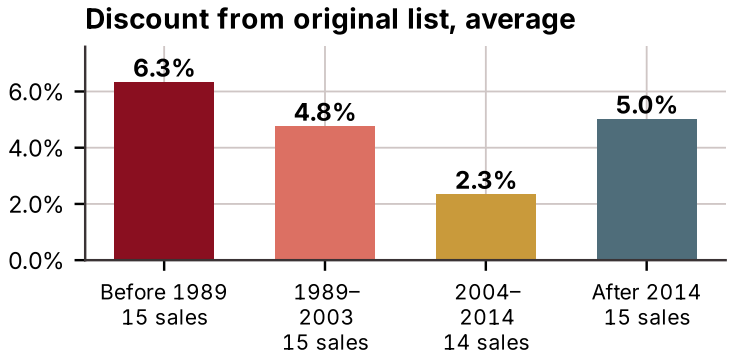
5.6 Days on market: no clear difference



The median is **77 days** for homes built after 2014 and **91 days** for homes built before 1989. It does not move in a straight line; homes built before 1989 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 **5.0%** for homes built after 2014 and **6.3%** for homes built before 1989. It does not move in a straight line; homes built before 1989 are highest. Defined in 8.1.6.

– No clear difference · could be chance

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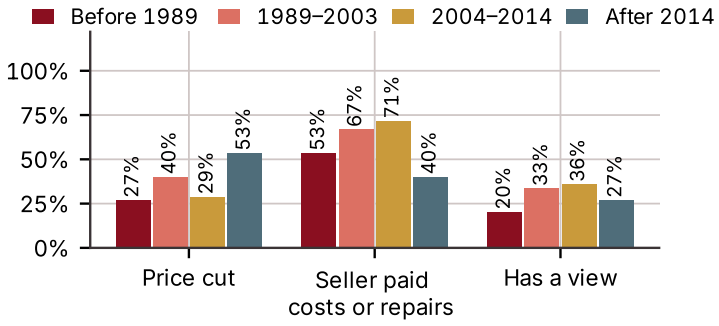
5.8 How often: price cut before sale, seller paid closing costs or repairs, has a view



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

- 53% of homes built after 2014 had a price cut before sale, against 27% of homes built before 1989. Defined in 8.1.7.
- 40% of homes built after 2014 had the seller pay closing costs or repairs, against 53% of homes built before 1989. Defined in 8.1.8.
- 27% of homes built after 2014 have a view, against 20% of homes built before 1989. 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 1989 15 sales	1989–2003 15 sales	2004–2014 14 sales	After 2014 15 sales	All 59 sales	Real difference?
Net sale price average	$753,953	$525,983	$446,280	$563,621	$574,598	unclear
Net price per SF average	$265	$213	$205	$211	$224	unclear
Living area average	2,407	2,453	2,151	2,508	2,383	unclear
Year built median	1969	1998	2008	2021	2003	by design

5.10 The numbers: selling

	Before 1989 15 sales	1989–2003 15 sales	2004–2014 14 sales	After 2014 15 sales	All 59 sales	Real difference?
Days on market median	91	18	24	77	54	unclear
Discount from original list average	6.3%	4.8%	2.3%	5.0%	4.6%	unclear
Price cut before sale	27%	40%	29%	53%	37%	unclear
Seller paid closing costs or repairs	53%	67%	71%	40%	58%	unclear
Has a view	20%	33%	36%	27%	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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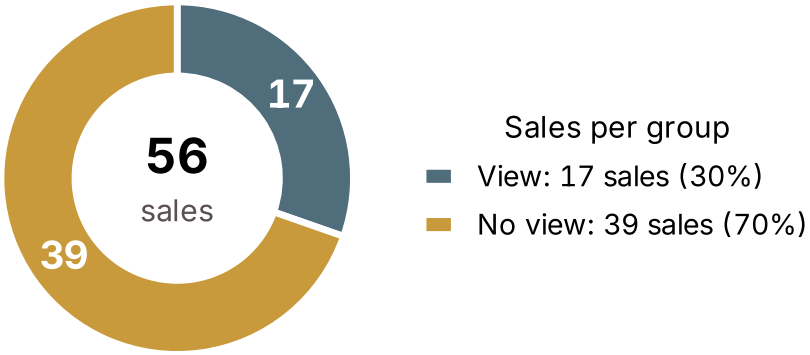
6. View and no view

Resale homes · 59 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. 3 sales whose MLS view entry is only “See Remarks” are left out.



Bottom line

- Homes with a view sell for about $283K (56%) more than homes without a view.
- Homes with a view are about 830 SF (38%) larger 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.
- Are much larger.

Homes without a view no view listed

- Sell for much less.
- Are much smaller.

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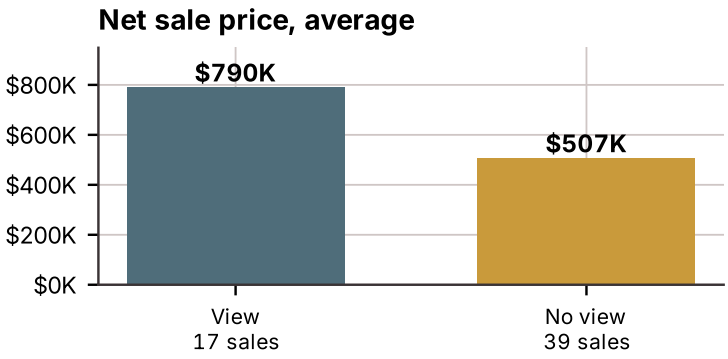
6.2 At a glance

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	$790K **Highest**	$507K **Lowest**	✓ large
Net price per SF	$259 per SF	$213 per SF	unclear
Living area	3,016 SF **Largest**	2,186 SF **Smallest**	✓ large
Year built	2006	2004	unclear
Days on market	24 days	55 days	unclear
Discount from original list	3.0%	5.4%	unclear
Price cut before sale	29%	41%	unclear
Seller paid closing costs or repairs	35%	72%	unclear

6.3 Homes with a view sell for about $283K (56%) more than homes without a view



The average is **$790K** for homes with a view and **$507K** for homes without a view. Defined in 8.1.1.

✓ **Real difference** · large

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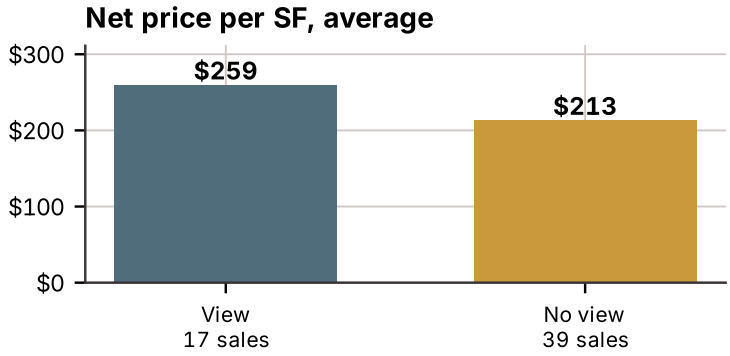
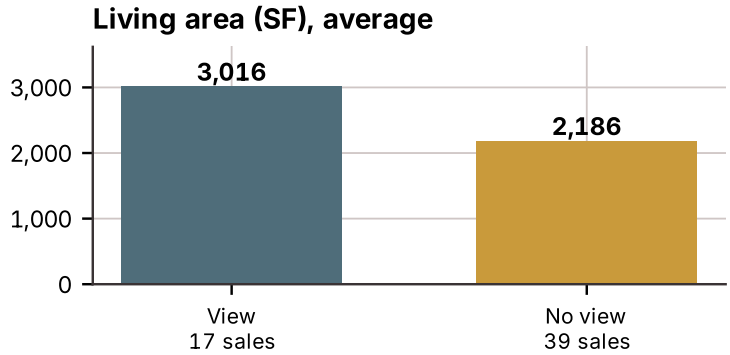
6.4 Net price per SF: no clear difference



The average is **$259 per SF** for homes with a view and **$213 per SF** for homes without a view.
Defined in 8.1.2.

– No clear difference · could be chance

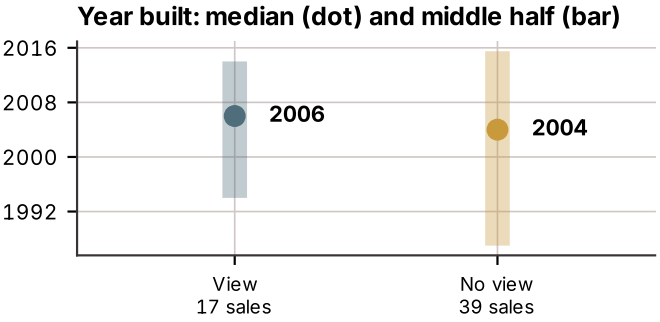
6.5 Homes with a view are about 830 SF (38%) larger than homes without a view



The average is **3,016 SF** for homes with a view and **2,186 SF** for homes without a view.
Defined in 8.1.3.

✓ Real difference · large

6.6 Year built: no clear difference



The median is **2006** for homes with a view and **2004** for homes without a view. Defined in 8.1.4.

– No clear difference · could be chance

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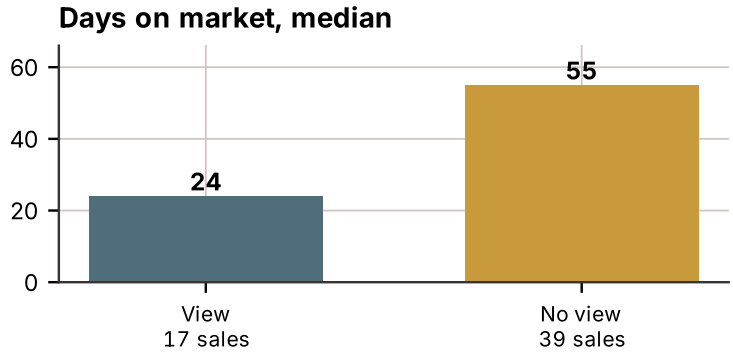
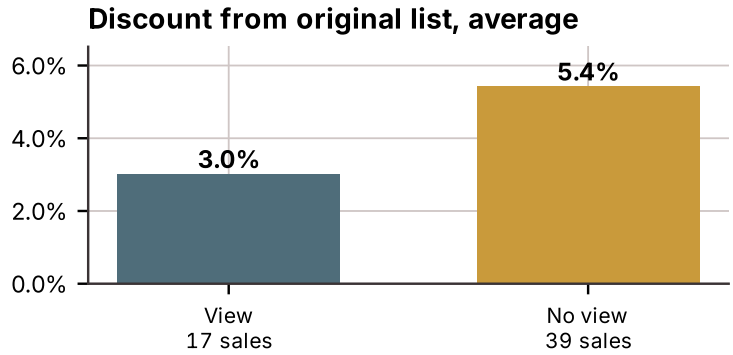
6.7 Days on market: no clear difference



The median is **24 days** for homes with a view and **55 days** for homes without a view. Defined in 8.1.5.

– No clear difference · could be chance

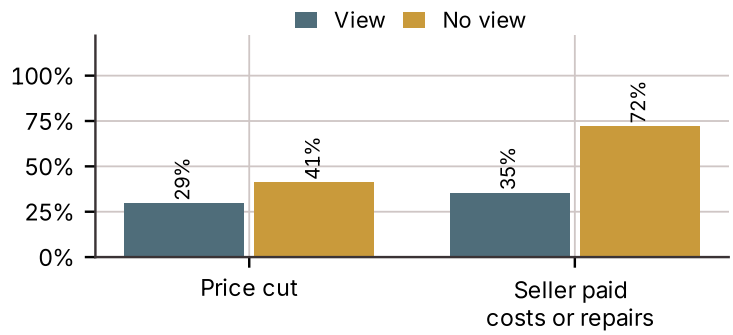
6.8 Discount from original list: no clear difference



The average is **3.0%** 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.

- 29% of homes with a view had a price cut before sale, against 41% of homes without a view. Defined in 8.1.7.
- 35% of homes with a view had the seller pay closing costs or repairs, against 72% 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 17 sales	No view 39 sales	All 56 sales	Real difference?
Net sale price average	$790,486	$507,244	$593,228	✓ large
Net price per SF average	$259	$213	$227	unclear
Living area average	3,016	2,186	2,438	✓ large
Year built median	2006	2004	2004	unclear

6.11 The numbers: selling

	View 17 sales	No view 39 sales	All 56 sales	Real difference?
Days on market median	24	55	54	unclear
Discount from original list average	3.0%	5.4%	4.7%	unclear
Price cut before sale	29%	41%	38%	unclear
Seller paid closing costs or repairs	35%	72%	61%	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 Brazos County.

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 59 resale sales. Average $574,598; median $412,000; standard deviation $445,121; middle half (25th–75th percentile) $314,350–$638,429; lowest $179,995, highest $2,230,000. 34 sales had a seller payment; their median payment was $7,200.

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 59 resale sales. Average $224; median $191; standard deviation $90; middle half (25th–75th percentile) $174–$228; lowest $134, 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 59 resale sales. Average 2,383; median 2,154; standard deviation 975; middle half (25th–75th percentile) 1,630–2,966; lowest 1,232, 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 59 resale sales. Average 1998; median 2003; standard deviation 22; middle half (25th–75th percentile) 1988–2014; lowest 1936, highest 2025.

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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 59 resale sales. Average 77; median 54; standard deviation 87; middle half (25th–75th percentile) 8–110; 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 59 resale sales. Average 4.6%; median 4.2%; standard deviation 6.1%; middle half (25th–75th percentile) 1.9%–7.2%; lowest −28.2%, highest 16.7%. 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 22 of 59 resale sales (37.3%).

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 34 of 59 resale sales (57.6%).

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 17 sales with a view, 39 without, 3 unclassified. Most common View entries: Neighborhood 42, Trees/Woods 11, Pool 5, None 5, Pasture 3, Rural 2, See Remarks 2, Bridge(s) 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 13:30 UTC), every field. Filter: StandardStatus = Closed, PropertyType = Residential, CountyOrParish = Brazos.

The data Pulled November 22, 2026: 70 closed Brazos County records over the prior year. Cities: College Station (49); Bryan (21). ZIP codes: 6, the most sales in 77845, 77840, 77802, 77808, 77807, 77803.

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

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

The data 59 single-family sales in the window: 59 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 59 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 11 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 $315K”.

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 $315K: $179,995–$313,800 (15 sales); $315K–$412K: $314,900–$412,000 (15 sales); $418K–$636K: $418,500–$636,096 (14 sales); Over $636K: $640,762–$2,230,000 (15 sales)
Quartiles by living area: Under 1,648 SF: 1,232–1,612 SF (15 sales); 1,648–2,154 SF: 1,648–2,154 SF (15 sales); 2,163–2,955 SF: 2,163–2,955 SF (14 sales); Over 2,955 SF: 2,976–5,734 SF (15 sales)
Quartiles by year built: Before 1989: 1936–1988 (15 sales); 1989–2003: 1989–2003 (15 sales); 2004–2014: 2004–2014 (14 sales); After 2014: 2015–2025 (15 sales)
View and no view: View: MLS lists a view (17 sales); No view: None or Neighborhood (39 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 $574,598, median $412,000. Days on market: average 77, median 54: 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 = 28.28	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.488$	large
Living area	Kruskal–Wallis	H = 46.17	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.796$	large
Year built	Kruskal–Wallis	H = 6.60	3	0.0858	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.114$	medium
Days on market	Kruskal–Wallis	H = 2.27	3	0.5184	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.039$	small
Discount from original list	Kruskal–Wallis	H = 3.75	3	0.2894	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.065$	medium
Price cut before sale	Chi-square	$\chi^2 = 11.27$	3	0.0104	p < 0.0063	**Unclear**	Cramér's V = 0.437	medium
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 1.06$	3	0.7864	p < 0.0063	**Unclear**	Cramér's V = 0.134	small
Has a view	Chi-square	$\chi^2 = 14.08$	3	0.0028	p < 0.0063	**Yes**	Cramér's V = 0.488	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 = 45.46	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.784$	large
Net price per SF	Kruskal–Wallis	H = 11.70	3	0.0085	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.202$	large
Year built	Kruskal–Wallis	H = 3.00	3	0.3912	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.052$	small
Days on market	Kruskal–Wallis	H = 5.15	3	0.1613	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.089$	medium
Discount from original list	Kruskal–Wallis	H = 0.54	3	0.9094	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.009$	negligible
Price cut before sale	Chi-square	$\chi^2 = 4.45$	3	0.2172	p < 0.0063	**Unclear**	Cramér's V = 0.274	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 4.03$	3	0.2587	p < 0.0063	**Unclear**	Cramér's V = 0.261	small
Has a view	Chi-square	$\chi^2 = 8.88$	3	0.0310	p < 0.0063	**Unclear**	Cramér's V = 0.388	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 = 0.29	3	0.9626	p < 0.0063	**Unclear**	ε^2 = 0.005	negligible
Net price per SF	Kruskal–Wallis	H = 1.06	3	0.7869	p < 0.0063	**Unclear**	ε^2 = 0.018	small
Living area	Kruskal–Wallis	H = 0.19	3	0.9794	p < 0.0063	**Unclear**	ε^2 = 0.003	negligible
Days on market	Kruskal–Wallis	H = 3.96	3	0.2661	p < 0.0063	**Unclear**	ε^2 = 0.068	medium
Discount from original list	Kruskal–Wallis	H = 3.00	3	0.3915	p < 0.0063	**Unclear**	ε^2 = 0.052	small
Price cut before sale	Chi-square	χ^2 = 2.88	3	0.4110	p < 0.0063	**Unclear**	Cramér's V = 0.221	small
Seller paid closing costs or repairs	Chi-square	χ^2 = 3.62	3	0.3060	p < 0.0063	**Unclear**	Cramér's V = 0.248	small
Has a view	Chi-square	χ^2 = 1.08	3	0.7828	p < 0.0063	**Unclear**	Cramér's V = 0.135	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 = 528.00	—	0.0005	p < 0.0063	**Yes**	rank-biserial r = 0.593	large
Net price per SF	Mann–Whitney U	U = 477.00	—	0.0098	p < 0.0063	**Unclear**	rank-biserial r = 0.439	medium
Living area	Mann–Whitney U	U = 499.00	—	0.0029	p < 0.0063	**Yes**	rank-biserial r = 0.505	large
Year built	Mann–Whitney U	U = 328.50	—	0.9645	p < 0.0063	**Unclear**	rank-biserial r = 0.009	negligible
Days on market	Mann–Whitney U	U = 279.00	—	0.3539	p < 0.0063	**Unclear**	rank-biserial r = 0.158	small
Discount from original list	Mann–Whitney U	U = 290.00	—	0.4650	p < 0.0063	**Unclear**	rank-biserial r = 0.125	small
Price cut before sale	Chi-square	χ^2 = 0.68	1	0.4091	p < 0.0063	**Unclear**	Cramér's V = 0.110	small
Seller paid closing costs or repairs	Chi-square	χ^2 = 6.61	1	0.0101	p < 0.0063	**Unclear**	Cramér's V = 0.344	medium

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8.4 Data notes

Left out of the analysis: 0 new-construction sales (basic statistics only, section 7); 11 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 59 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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