Burleson 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
39	**$305,000**	**$173**	**88 days**
single-family resale homes	average $376,860	average $183	average 110 days

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1. Summary

Resale homes · 39 sales · November 22, 2025 – November 21, 2026

This study looks at the **39 resale homes** sold in Burleson County in the **365 days** to November 21, 2026. A full year is used because only 17 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.

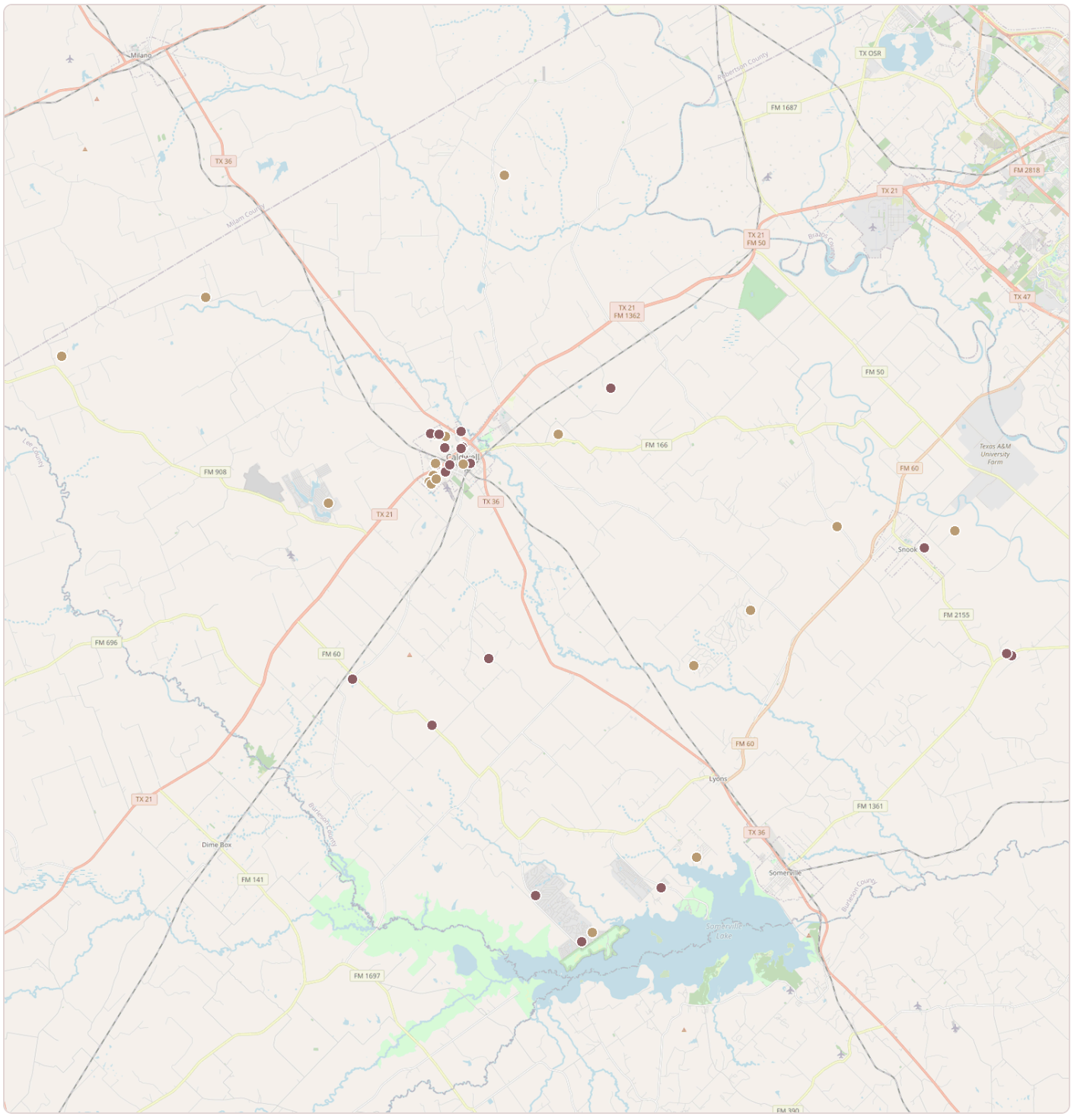
Each comparison has its own section (3–6) with everything about it in one place: the key differences, a table of every measure at a glance, the charts and the numbers.

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2. Where the resale homes sold

39 resale homes · colored by price range

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



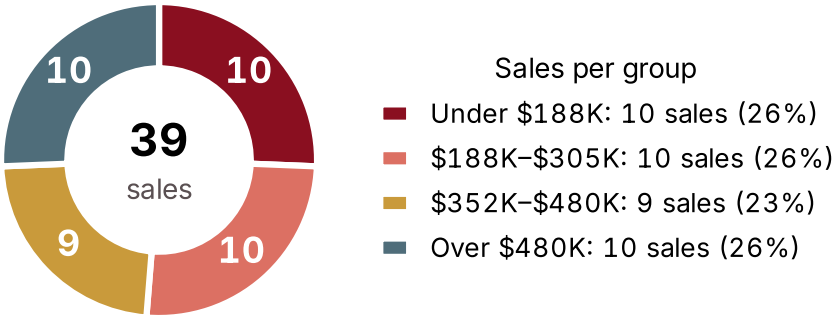
● Under $188K · 10 sales ● $188K–$305K · 10 sales ● $352K–$480K · 9 sales ● Over $480K · 10 sales

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3. Quartiles by net sale price

Resale homes · 39 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 $480K sell for about $127 per SF (103%) more than homes under $188K.
- Homes over $480K are about 1,610 SF (120%) larger than homes under $188K.
- Homes over $480K are about 52 years newer than homes under $188K.

3.1 Key differences

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

Under $188K $188K–$305K $352K–$480K Over $480K

Higher-priced homes Over $480K

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

Lower-priced homes Under $188K

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

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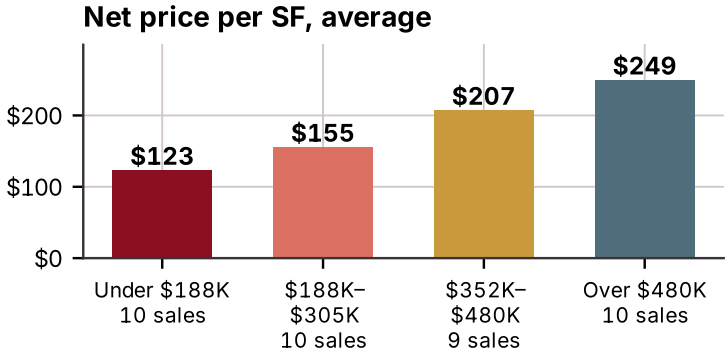
3.2 At a glance

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 $188K	$188K–$305K	$352K–$480K	Over $480K	Real difference?
Net price per SF	$123 per SF **Lowest**	$155 per SF	$207 per SF	$249 per SF **Highest**	✓ large
Living area	1,335 SF **Smallest**	1,625 SF	2,156 SF	2,940 SF **Largest**	✓ large
Year built	1956 **Oldest**	1996	1994	2009 **Newest**	✓ large
Days on market	115 days	88 days	29 days	80 days	unclear
Discount from original list	14.2%	13.3%	7.2%	5.9%	unclear
Price cut before sale	60%	70%	44%	40%	unclear
Seller paid closing costs or repairs	60%	40%	56%	10%	unclear
Has a view	60%	40%	67%	90%	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 $480K sell for about $127 per SF (103%) more than homes under $188K

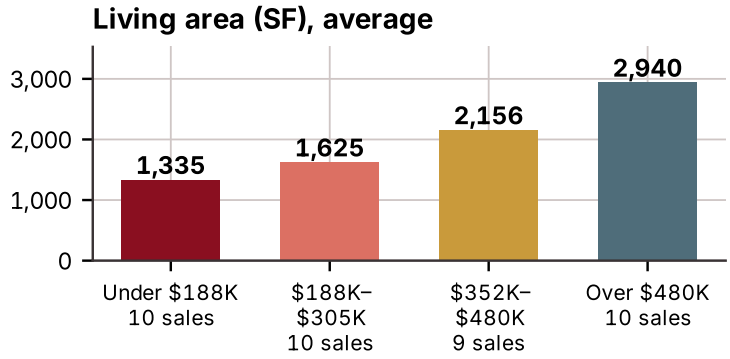


The average is **$249 per SF** for homes over $480K and **$123 per SF** for homes under $188K. It rises step by step from the lowest range to the highest. Defined in 8.1.2.

✓ **Real difference** · large

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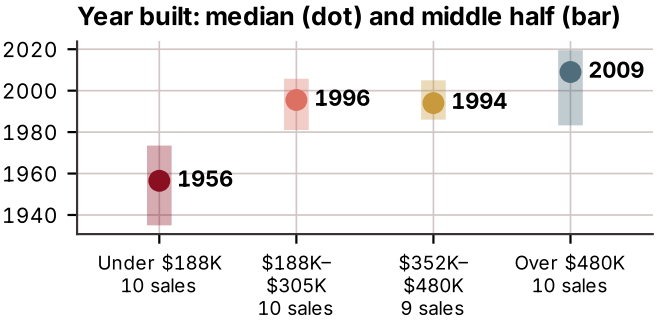
3.4 Homes over $480K are about 1,610 SF (120%) larger than homes under $188K



The average is **2,940 SF** for homes over $480K and **1,335 SF** for homes under $188K. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

✓ **Real difference** · large

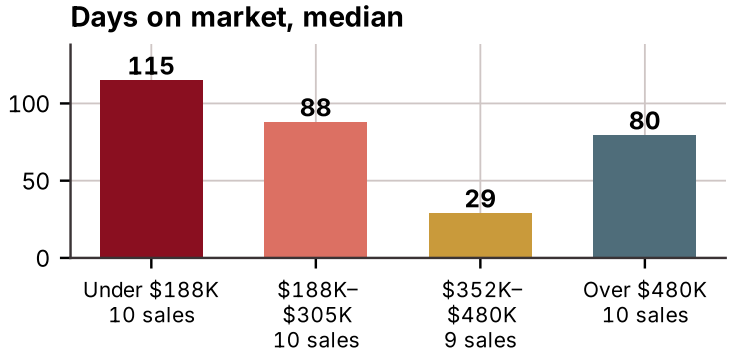
3.5 Homes over $480K are about 52 years newer than homes under $188K



The median is **2009** for homes over $480K and **1956** for homes under $188K. It does not move in a straight line; homes over $480K are highest. Defined in 8.1.4.

✓ **Real difference** · large

3.6 Days on market: no clear difference

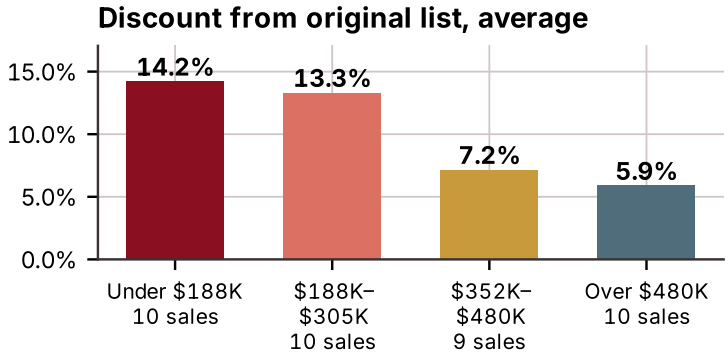


The median is **80 days** for homes over $480K and **115 days** for homes under $188K. It does not move in a straight line; homes under $188K are highest. Defined in 8.1.5.

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

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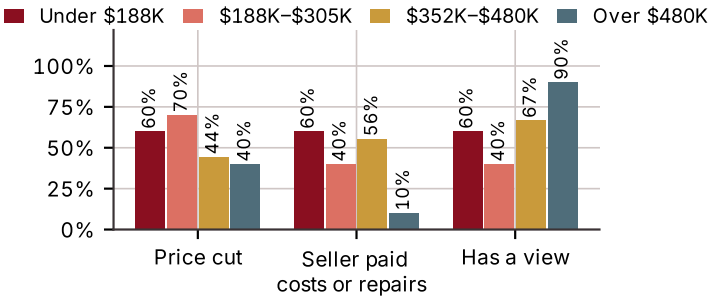
3.7 Discount from original list: no clear difference



The average is **5.9%** for homes over $480K and **14.2%** for homes under $188K. It falls step by step from the lowest range to the 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.

- 40% of homes over $480K had a price cut before sale, against 60% of homes under $188K. Defined in 8.1.7.
- 10% of homes over $480K had the seller pay closing costs or repairs, against 60% of homes under $188K. Defined in 8.1.8.
- 90% of homes over $480K have a view, against 60% of homes under $188K. 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 $188K 10 sales	$188K– $305K 10 sales	$352K– $480K 9 sales	Over $480K 10 sales	All 39 sales	Real difference?
Net sale price average	$153,277	$247,550	$407,630	$702,060	$376,860	by design
Net price per SF average	$123	$155	$207	$249	$183	✓ large
Living area average	1,335	1,625	2,156	2,940	2,010	✓ large
Year built median	1956	1996	1994	2009	1986	✓ large

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3.10 The numbers: selling

	Under $188K 10 sales	$188K–$305K 10 sales	$352K–$480K 9 sales	Over $480K 10 sales	All 39 sales	Real difference?
Days on market median	115	88	29	80	88	unclear
Discount from original list average	14.2%	13.3%	7.2%	5.9%	10.2%	unclear
Price cut before sale	60%	70%	44%	40%	54%	unclear
Seller paid closing costs or repairs	60%	40%	56%	10%	41%	unclear
Has a view	60%	40%	67%	90%	64%	unclear

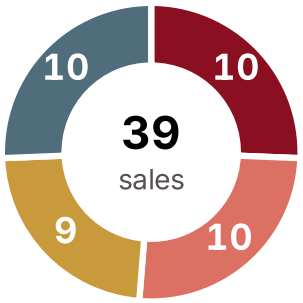
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.1.

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4. Quartiles by living area

Resale homes · 39 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 1,345 SF: 10 sales (26%)
- 1,345–1,827 SF: 10 sales (26%)
- 1,840–2,315 SF: 9 sales (23%)
- Over 2,315 SF: 10 sales (26%)

Bottom line

- Homes over 2,315 SF sell for about $388K (196%) more than homes under 1,345 SF.

4.1 Key differences

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

Under 1,345 SF · 1,345–1,827 SF · 1,840–2,315 SF · Over 2,315 SF

Larger homes Over 2,315 SF

- Sell for much more.

Smaller homes Under 1,345 SF

- Sell for much less.

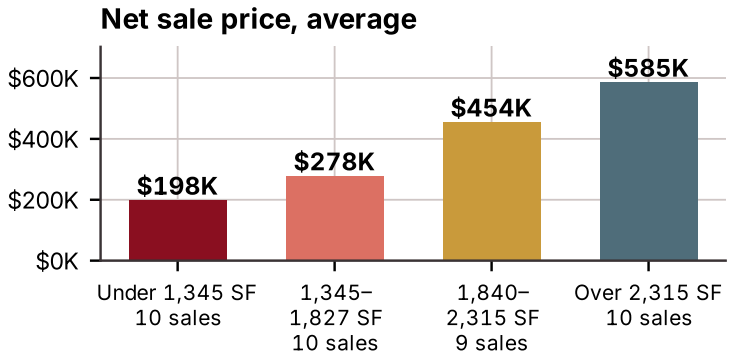
4.2 At a glance

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 1,345 SF	1,345–1,827 SF	1,840–2,315 SF	Over 2,315 SF	Real difference?
Net sale price	$198K Lowest	$278K	$454K	$585K Highest	✓ large
Net price per SF	$174 per SF	$170 per SF	$213 per SF	$178 per SF	unclear
Year built	1976	1993	2007	1990	unclear
Days on market	44 days	98 days	88 days	42 days	unclear
Discount from original list	7.9%	16.6%	9.2%	7.1%	unclear
Price cut before sale	50%	60%	67%	40%	unclear
Seller paid closing costs or repairs	60%	60%	11%	30%	unclear
Has a view	60%	50%	78%	70%	unclear

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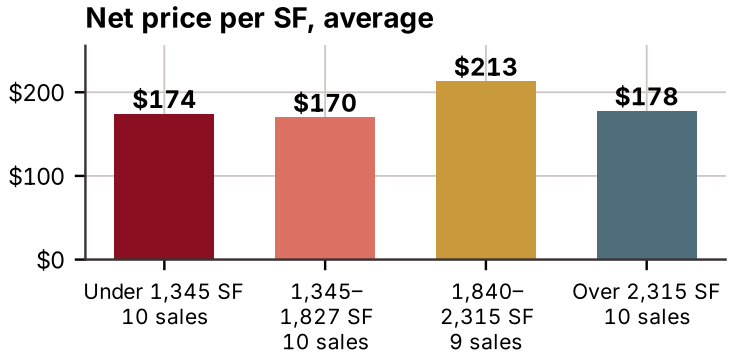
4.3 Homes over 2,315 SF sell for about $388K (196%) more than homes under 1,345 SF



The average is **$585K** for homes over 2,315 SF and **$198K** for homes under 1,345 SF. It rises step by step from the lowest range to the highest. Defined in 8.1.1.

✓ **Real difference** · large

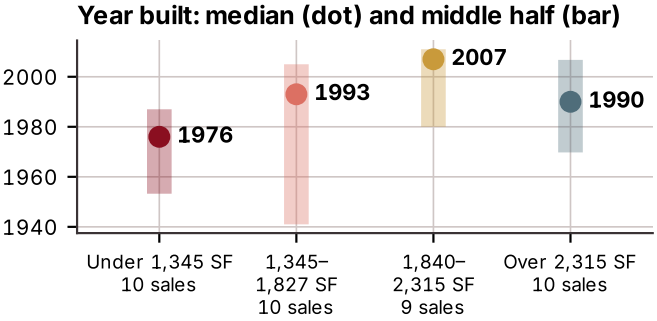
4.4 Net price per SF: no clear difference



The average is **$178 per SF** for homes over 2,315 SF and **$174 per SF** for homes under 1,345 SF. It does not move in a straight line; homes 1,840–2,315 SF are highest. Defined in 8.1.2.

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

4.5 Year built: no clear difference

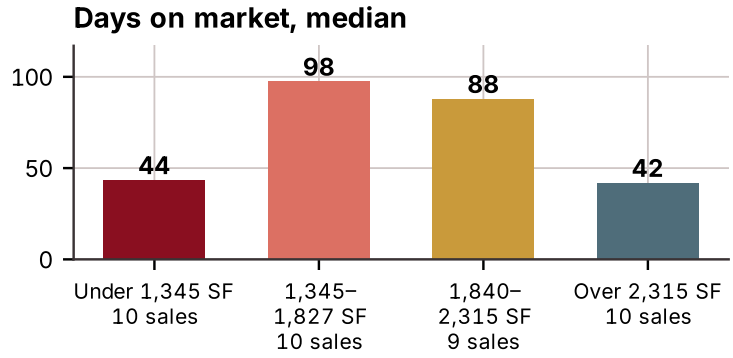


The median is **1990** for homes over 2,315 SF and **1976** for homes under 1,345 SF. It does not move in a straight line; homes 1,840–2,315 SF are highest. Defined in 8.1.4.

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

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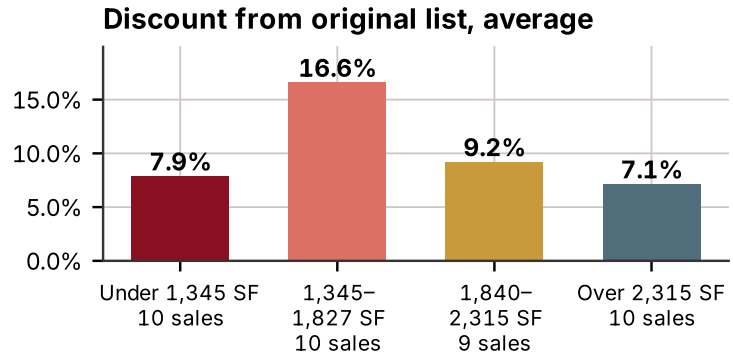
4.6 Days on market: no clear difference



The median is **42 days** for homes over 2,315 SF and **44 days** for homes under 1,345 SF. It does not move in a straight line; homes 1,345–1,827 SF are highest. Defined in 8.1.5.

– No clear difference · could be chance

4.7 Discount from original list: no clear difference

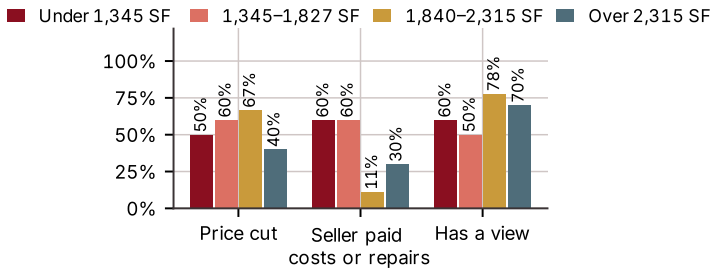


The average is **7.1%** for homes over 2,315 SF and **7.9%** for homes under 1,345 SF. It does not move in a straight line; homes 1,345–1,827 SF are highest. Defined in 8.1.6.

– 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.

- 40% of homes over 2,315 SF had a price cut before sale, against 50% of homes under 1,345 SF. Defined in 8.1.7.
- 30% of homes over 2,315 SF had the seller pay closing costs or repairs, against 60% of homes under 1,345 SF. Defined in 8.1.8.
- 70% of homes over 2,315 SF have a view, against 60% of homes under 1,345 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 1,345 SF 10 sales	1,345–1,827 SF 10 sales	1,840–2,315 SF 9 sales	Over 2,315 SF 10 sales	All 39 sales	Real difference?
Net sale price average	$197,764	$277,660	$454,456	$585,320	$376,860	✓ large
Net price per SF average	$174	$170	$213	$178	$183	unclear
Living area average	1,120	1,628	2,105	3,198	2,010	by design
Year built median	1976	1993	2007	1990	1986	unclear

4.10 The numbers: selling

	Under 1,345 SF 10 sales	1,345–1,827 SF 10 sales	1,840–2,315 SF 9 sales	Over 2,315 SF 10 sales	All 39 sales	Real difference?
Days on market median	44	98	88	42	88	unclear
Discount from original list average	7.9%	16.6%	9.2%	7.1%	10.2%	unclear
Price cut before sale	50%	60%	67%	40%	54%	unclear
Seller paid closing costs or repairs	60%	60%	11%	30%	41%	unclear
Has a view	60%	50%	78%	70%	64%	unclear

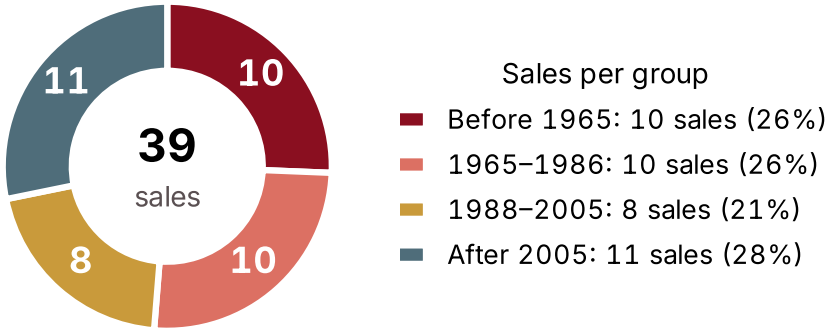
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.2.

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5. Quartiles by year built

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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.

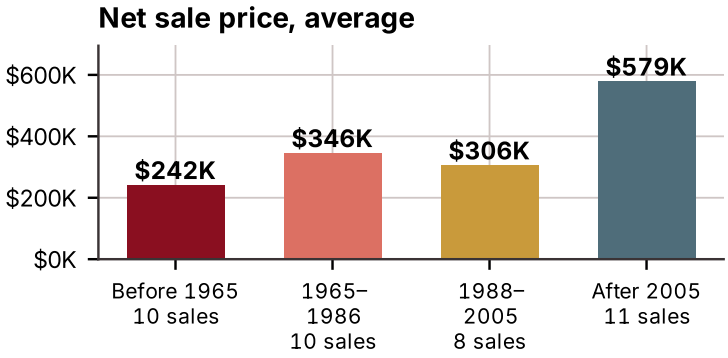
5.2 At a glance

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 1965	1965–1986	1988–2005	After 2005	Real difference?
Net sale price	$242K	$346K	$306K	$579K	unclear
Net price per SF	$145 per SF	$170 per SF	$189 per SF	$224 per SF	unclear
Living area	1,689 SF	2,064 SF	1,697 SF	2,482 SF	unclear
Days on market	109 days	42 days	46 days	88 days	unclear
Discount from original list	13.3%	9.6%	10.9%	7.5%	unclear
Price cut before sale	40%	50%	50%	73%	unclear
Seller paid closing costs or repairs	50%	70%	50%	0%	unclear
Has a view	70%	60%	62%	64%	unclear

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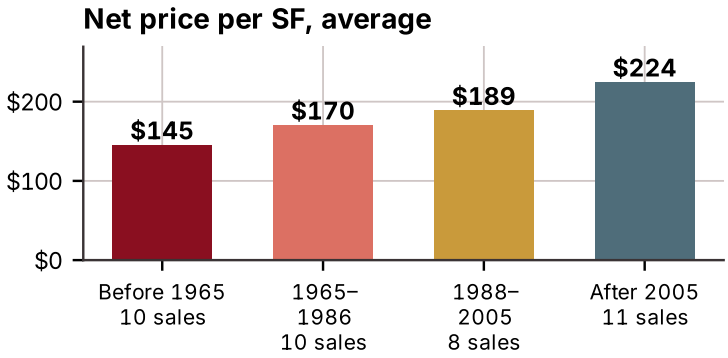
5.3 Net sale price: no clear difference



The average is **$579K** for homes built after 2005 and **$242K** for homes built before 1965. It does not move in a straight line; homes built after 2005 are highest. Defined in 8.1.1.

– No clear difference · could be chance

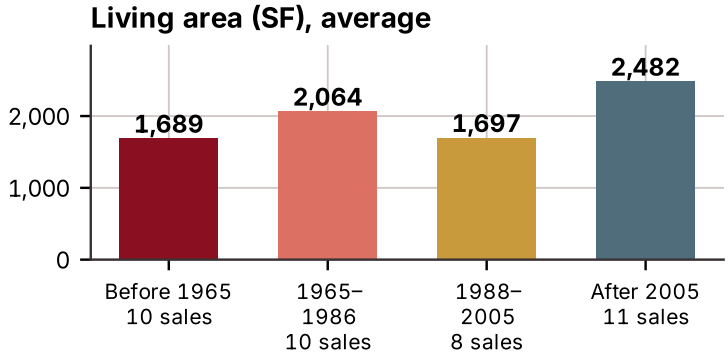
5.4 Net price per SF: no clear difference



The average is **$224 per SF** for homes built after 2005 and **$145 per SF** for homes built before 1965. It rises step by step from the lowest range to the highest. Defined in 8.1.2.

– No clear difference · could be chance

5.5 Living area: no clear difference

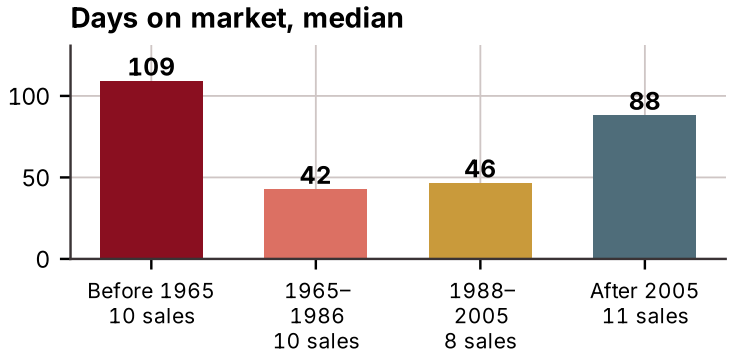


The average is **2,482 SF** for homes built after 2005 and **1,689 SF** for homes built before 1965. It does not move in a straight line; homes built after 2005 are highest. Defined in 8.1.3.

– No clear difference · could be chance

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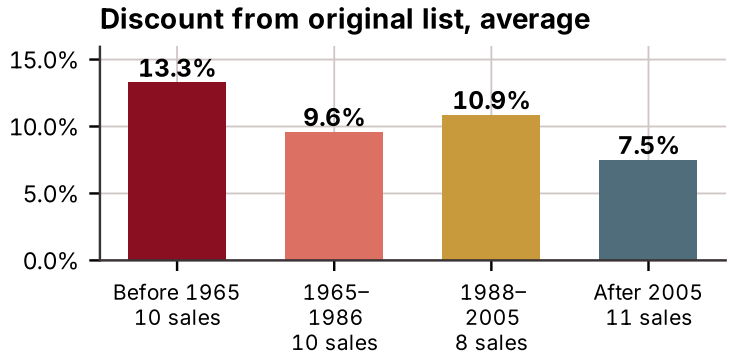
5.6 Days on market: no clear difference



The median is **88 days** for homes built after 2005 and **109 days** for homes built before 1965. It does not move in a straight line; homes built before 1965 are highest. Defined in 8.1.5.

– No clear difference · could be chance

5.7 Discount from original list: no clear difference

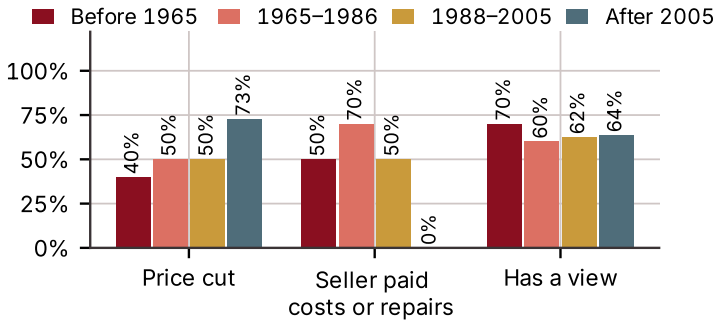


The average is **7.5%** for homes built after 2005 and **13.3%** for homes built before 1965. It does not move in a straight line; homes built before 1965 are highest. Defined in 8.1.6.

– 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.

- 73% of homes built after 2005 had a price cut before sale, against 40% of homes built before 1965. Defined in 8.1.7.
- 0% of homes built after 2005 had the seller pay closing costs or repairs, against 50% of homes built before 1965. Defined in 8.1.8.
- 64% of homes built after 2005 have a view, against 70% of homes built before 1965. 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 1965 10 sales	1965–1986 10 sales	1988–2005 8 sales	After 2005 11 sales	All 39 sales	Real difference?
Net sale price average	$241,985	$346,002	$306,071	$579,009	$376,860	unclear
Net price per SF average	$145	$170	$189	$224	$183	unclear
Living area average	1,689	2,064	1,697	2,482	2,010	unclear
Year built median	1930	1980	1996	2011	1986	by design

5.10 The numbers: selling

	Before 1965 10 sales	1965–1986 10 sales	1988–2005 8 sales	After 2005 11 sales	All 39 sales	Real difference?
Days on market median	109	42	46	88	88	unclear
Discount from original list average	13.3%	9.6%	10.9%	7.5%	10.2%	unclear
Price cut before sale	40%	50%	50%	73%	54%	unclear
Seller paid closing costs or repairs	50%	70%	50%	0%	41%	unclear
Has a view	70%	60%	62%	64%	64%	unclear

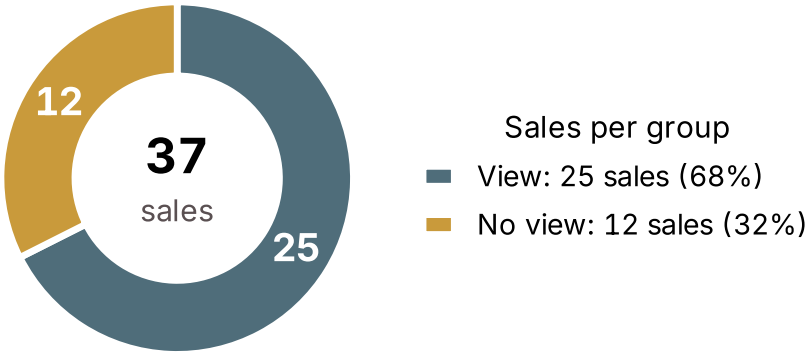
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.3.

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6. View and no view

Resale homes · 39 sales · November 22, 2025 – November 21, 2026

Sales where the MLS lists a view (greenbelt or park, trees, golf course, hill country, water and similar) against those listing none or only the neighborhood. 2 sales whose MLS view entry is only “See Remarks” are left out.



Bottom line: 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.

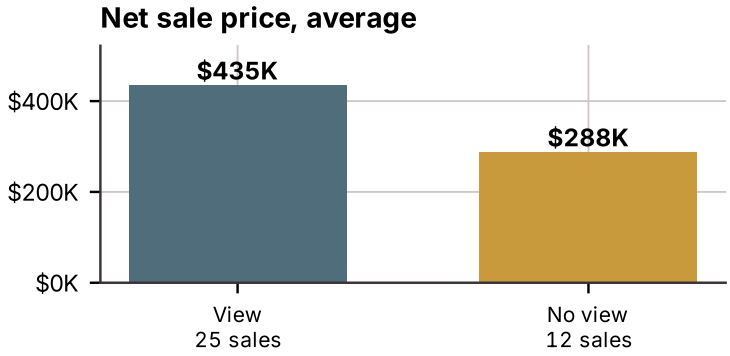
6.2 At a glance

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	$435K	$288K	unclear
Net price per SF	$199 per SF	$154 per SF	unclear
Living area	2,152 SF	1,841 SF	unclear
Year built	1986	1989	unclear
Days on market	71 days	98 days	unclear
Discount from original list	10.6%	10.3%	unclear
Price cut before sale	52%	58%	unclear
Seller paid closing costs or repairs	44%	33%	unclear

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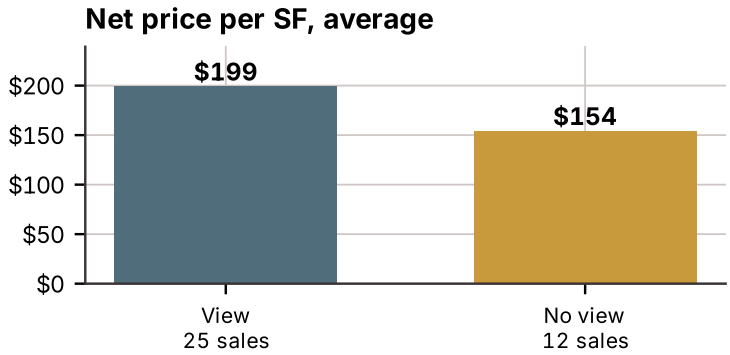
6.3 Net sale price: no clear difference



The average is **$435K** for homes with a view and **$288K** for homes without a view. Defined in 8.1.1.

– No clear difference · could be chance

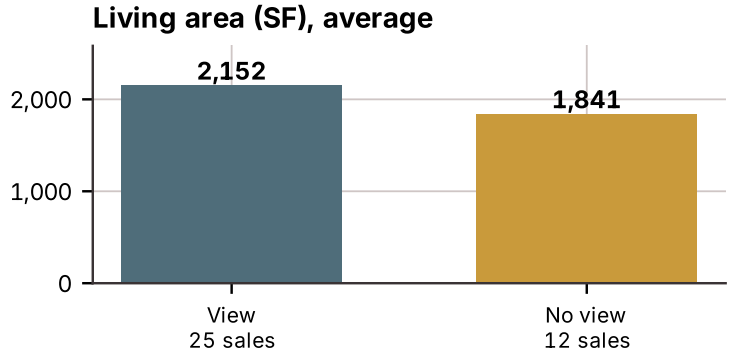
6.4 Net price per SF: no clear difference



The average is **$199 per SF** for homes with a view and **$154 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

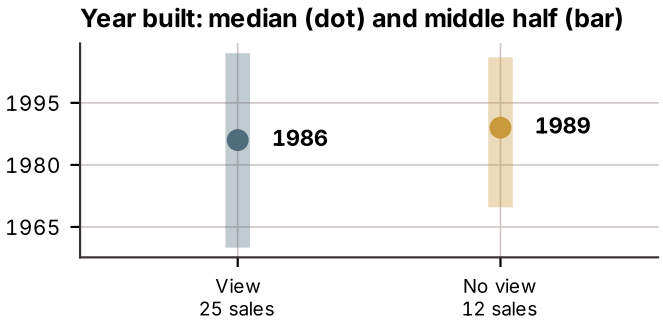


The average is **2,152 SF** for homes with a view and **1,841 SF** for homes without a view. Defined in 8.1.3.

– No clear difference · could be chance

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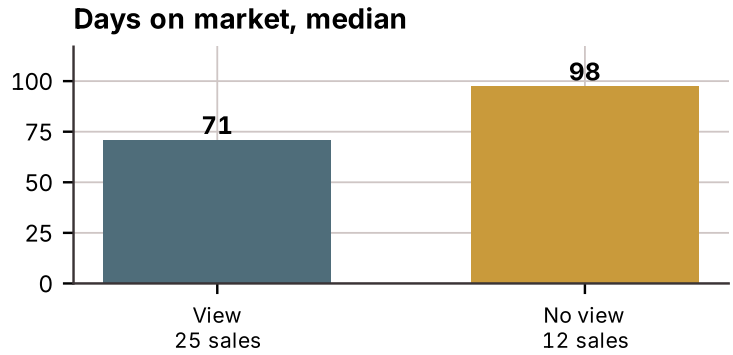
6.6 Year built: no clear difference



The median is **1986** for homes with a view and **1989** for homes without a view. Defined in 8.1.4.

– No clear difference · could be chance

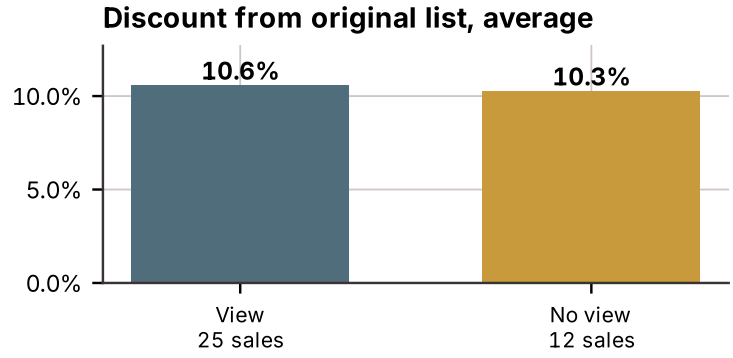
6.7 Days on market: no clear difference



The median is **71 days** for homes with a view and **98 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

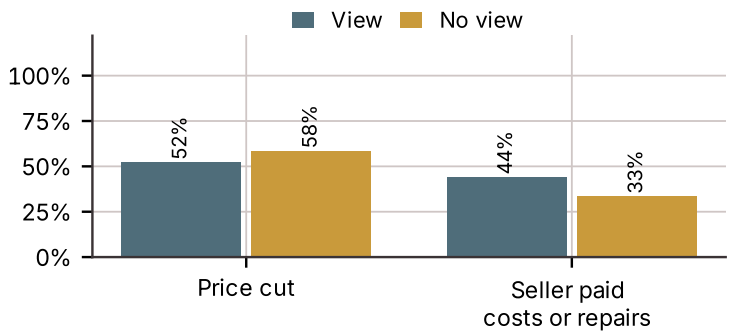


The average is **10.6%** for homes with a view and **10.3%** for homes without a view. Defined in 8.1.6.

– 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.

- 52% of homes with a view had a price cut before sale, against 58% of homes without a view. Defined in 8.1.7.
- 44% of homes with a view had the seller pay closing costs or repairs, against 33% 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 25 sales	No view 12 sales	All 37 sales	Real difference?
Net sale price average	$434,881	$287,645	$387,129	unclear
Net price per SF average	$199	$154	$185	unclear
Living area average	2,152	1,841	2,051	unclear
Year built median	1986	1989	1986	unclear

6.11 The numbers: selling

	View 25 sales	No view 12 sales	All 37 sales	Real difference?
Days on market median	71	98	88	unclear
Discount from original list average	10.6%	10.3%	10.5%	unclear
Price cut before sale	52%	58%	54%	unclear
Seller paid closing costs or repairs	44%	33%	41%	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 · 4 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: 4 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 Burleson County.

Measure	Average	Median
Sales		4
Net sale price	**$656,438**	$645,500
Net price per SF	**$284**	$282
Living area (SF)	**2,307**	2,284
Days on market	**124**	137
Discount from original list	**3.9%**	2.3%
Price cut before sale		50% of sales
Seller paid closing costs or repairs		25% of sales
Year built		2024–2026

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 39 resale sales. Average $376,860; median $305,000; standard deviation $248,178; middle half (25th–75th percentile) $186,888–$489,050; lowest $77,500, highest $1,350,000. 16 sales had a seller payment; their median payment was $7,952.

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 39 resale sales. Average $183; median $173; standard deviation $71; middle half (25th–75th percentile) $132–$214; lowest $77, highest $382.

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 39 resale sales. Average 2,010; median 1,827; standard deviation 897; middle half (25th–75th percentile) 1,338–2,316; lowest 761, highest 4,458.

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 39 resale sales. Average 1982; median 1986; standard deviation 30; middle half (25th–75th percentile) 1964–2006; lowest 1920, 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 39 resale sales. Average 110; median 88; standard deviation 113; middle half (25th–75th percentile) 27–135; lowest 2, highest 480. 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 39 resale sales. Average 10.2%; median 7.6%; standard deviation 10.1%; middle half (25th–75th percentile) 3.8%–15.3%; lowest −0.7%, highest 52.3%. 2 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 21 of 39 resale sales (53.8%).

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 16 of 39 resale sales (41.0%).

8.1.9 Has a view

In simple terms The MLS says the home looks over something: a greenbelt or park, trees, golf course, hill country, water and similar.

Statistically View = the View field holds any entry other than “None”, “Neighborhood” or “See Remarks”. No view = only “None” and/or “Neighborhood”. A record whose only entry is “See Remarks” cannot be classified and is left out of the view slice.

The data 25 sales with a view, 12 without, 2 unclassified. Most common View entries: Trees/Woods 14, Neighborhood 14, Rural 6, Pasture 6, Pool 4, None 4, Pond 4, Panoramic 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 13:30 UTC), every field. Filter: StandardStatus = Closed, PropertyType = Residential, CountyOrParish = Burleson.

The data Pulled November 22, 2026: 46 closed Burleson County records over the prior year. Cities: Caldwell (33); Somerville (10); Snook (2); Rockdale (1). ZIP codes: 4, the most sales in 77836, 77879, 76567, 77878.

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

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

The data 43 single-family sales in the window: 39 resale, 4 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 39 resale; 4 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); 1 sale(s) with no original list price

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8.2.5 Quartiles and groups

In simple terms Sales lined up from lowest to highest and cut into four groups of about equal size. Each group is named by its range, for example “Under $188K”.

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 $188K: $77,500–$186,275 (10 sales); $188K–$305K: $187,500–$305,000 (10 sales); $352K–$480K: $352,096–$479,600 (9 sales); Over $480K: $498,500–$1,350,000 (10 sales)
Quartiles by living area: Under 1,345 SF: 761–1,332 SF (10 sales); 1,345–1,827 SF: 1,345–1,827 SF (10 sales); 1,840–2,315 SF: 1,840–2,315 SF (9 sales); Over 2,315 SF: 2,316–4,458 SF (10 sales)
Quartiles by year built: Before 1965: 1920–1963 (10 sales); 1965–1986: 1965–1986 (10 sales); 1988–2005: 1988–2005 (8 sales); After 2005: 2006–2025 (11 sales)
View and no view: View: MLS lists a view (25 sales); No view: None or Neighborhood (12 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 $376,860, median $305,000. Days on market: average 110, median 88: 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 4 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 = 20.03	3	0.0002	p < 0.0063	**Yes**	$\varepsilon^2 = 0.527$	large
Living area	Kruskal–Wallis	H = 19.17	3	0.0003	p < 0.0063	**Yes**	$\varepsilon^2 = 0.504$	large
Year built	Kruskal–Wallis	H = 12.86	3	0.0050	p < 0.0063	**Yes**	$\varepsilon^2 = 0.338$	large
Days on market	Kruskal–Wallis	H = 2.18	3	0.5364	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.057$	small
Discount from original list	Kruskal–Wallis	H = 4.52	3	0.2103	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.119$	medium
Price cut before sale	Chi-square	$\chi^2 = 2.29$	3	0.5137	p < 0.0063	**Unclear**	Cramér's V = 0.243	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 6.26$	3	0.0998	p < 0.0063	**Unclear**	Cramér's V = 0.401	medium
Has a view	Chi-square	$\chi^2 = 5.54$	3	0.1364	p < 0.0063	**Unclear**	Cramér's V = 0.377	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 = 17.79	3	0.0005	p < 0.0063	**Yes**	$\varepsilon^2 = 0.468$	large
Net price per SF	Kruskal–Wallis	H = 2.12	3	0.5484	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.056$	small
Year built	Kruskal–Wallis	H = 6.22	3	0.1013	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.164$	large
Days on market	Kruskal–Wallis	H = 2.68	3	0.4434	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.071$	medium
Discount from original list	Kruskal–Wallis	H = 3.36	3	0.3388	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.089$	medium
Price cut before sale	Chi-square	$\chi^2 = 1.58$	3	0.6643	p < 0.0063	**Unclear**	Cramér's V = 0.201	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 6.81$	3	0.0783	p < 0.0063	**Unclear**	Cramér's V = 0.418	medium
Has a view	Chi-square	$\chi^2 = 1.82$	3	0.6106	p < 0.0063	**Unclear**	Cramér's V = 0.216	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 = 11.31	3	0.0102	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.298$	large
Net price per SF	Kruskal–Wallis	H = 8.22	3	0.0416	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.216$	large
Living area	Kruskal–Wallis	H = 5.95	3	0.1139	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.157$	large
Days on market	Kruskal–Wallis	H = 3.90	3	0.2724	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.103$	medium
Discount from original list	Kruskal–Wallis	H = 0.44	3	0.9321	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.012$	small
Price cut before sale	Chi-square	$\chi^2 = 2.46$	3	0.4832	p < 0.0063	**Unclear**	Cramér's V = 0.251	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 11.72$	3	0.0084	p < 0.0063	**Unclear**	Cramér's V = 0.548	large
Has a view	Chi-square	$\chi^2 = 0.23$	3	0.9719	p < 0.0063	**Unclear**	Cramér's V = 0.078	negligible

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 = 198.00	—	0.1233	p < 0.0063	**Unclear**	rank-biserial r = 0.320	medium
Net price per SF	Mann–Whitney U	U = 202.00	—	0.0947	p < 0.0063	**Unclear**	rank-biserial r = 0.347	medium
Living area	Mann–Whitney U	U = 173.00	—	0.4654	p < 0.0063	**Unclear**	rank-biserial r = 0.153	small
Year built	Mann–Whitney U	U = 148.50	—	0.9741	p < 0.0063	**Unclear**	rank-biserial r = 0.010	negligible
Days on market	Mann–Whitney U	U = 125.50	—	0.4360	p < 0.0063	**Unclear**	rank-biserial r = 0.163	small
Discount from original list	Mann–Whitney U	U = 137.00	—	0.6851	p < 0.0063	**Unclear**	rank-biserial r = 0.087	negligible
Price cut before sale	Chi-square	$\chi^2 = 0.13$	1	0.7174	p < 0.0063	**Unclear**	Cramér's V = 0.059	negligible
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 0.38$	1	0.5362	p < 0.0063	**Unclear**	Cramér's V = 0.102	small

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8.4 Data notes

Left out of the analysis: 4 new-construction sales (basic statistics only, section 7); 2 sale(s) other than single-family homes (condo, townhome and similar); 1 sale(s) with no original list 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 39 closed MLS resale sales; the 4 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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