Bertram

Burnet 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
48	**$443,500**	**$235**	**103 days**
single-family resale homes	average $491,381	average $240	average 128 days

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1. Summary

Resale homes · 48 sales · November 22, 2025 – November 21, 2026

This study looks at the **48 resale homes** sold in Bertram in the **365 days** to November 21, 2026. A full year is used because only 25 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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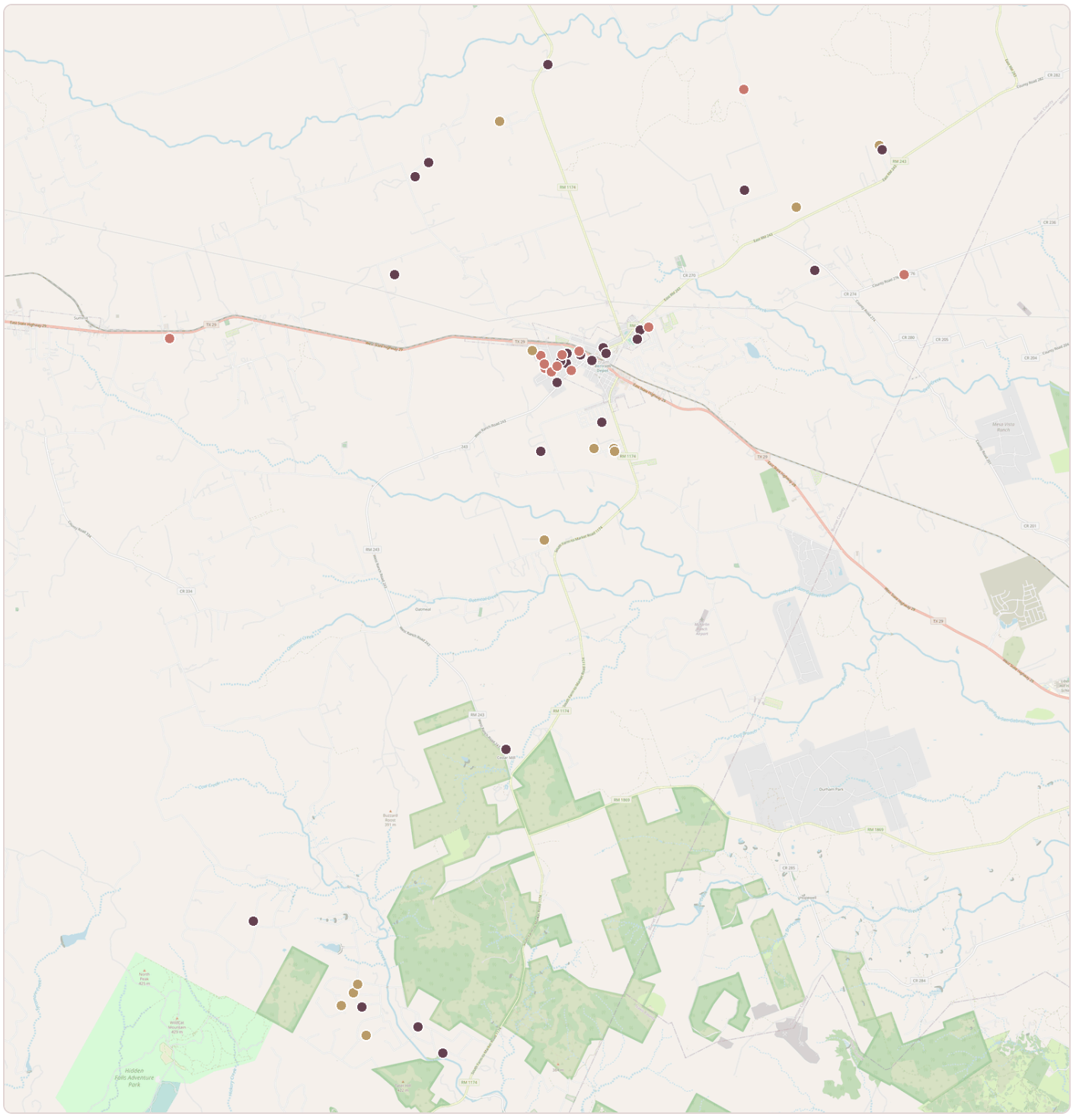
2. Where the resale homes sold

48 resale homes · colored by price range

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



● Under $275K · 12 sales ● $275K–$420K · 12 sales ● $467K–$612K · 12 sales ● Over $612K · 12 sales

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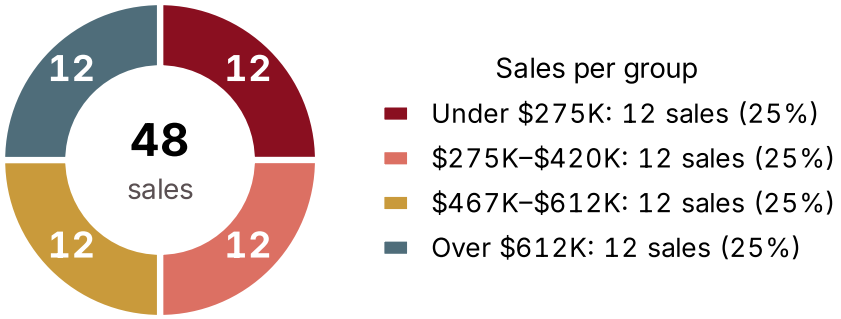
3. Quartiles by net sale price

Resale homes · 48 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

- 100% of homes over $612K have a view, against 8% of homes under $275K.
- Homes over $612K are about 1,610 SF (128%) larger than homes under $275K.
- Homes over $612K sell for about $135 per SF (74%) more than homes under $275K.

3.1 Key differences

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

Under $275K $275K–$420K $467K–$612K Over $612K

Higher-priced homes Over $612K

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

Lower-priced homes Under $275K

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

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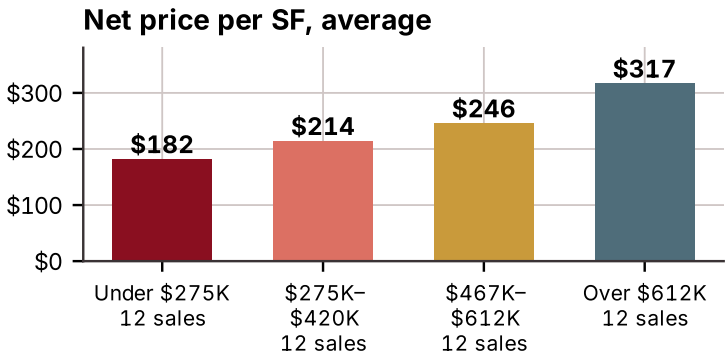
3.2 At a glance

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 $275K	$275K–$420K	$467K–$612K	Over $612K	Real difference?
Net price per SF	$182 per SF **Lowest**	$214 per SF	$246 per SF	$317 per SF **Highest**	✓ large
Living area	1,257 SF **Smallest**	1,684 SF	2,320 SF	2,869 SF **Largest**	✓ large
Year built	2006	2003	2016	2018	unclear
Days on market	110 days	38 days	98 days	170 days	unclear
Discount from original list	10.3%	3.3%	8.3%	11.5%	unclear
Price cut before sale	67%	50%	50%	83%	unclear
Seller paid closing costs or repairs	42%	75%	75%	42%	unclear
Has a view	8% **Fewest**	33%	92%	100% **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 $612K sell for about $135 per SF (74%) more than homes under $275K



The average is **$317 per SF** for homes over $612K and **$182 per SF** for homes under $275K. It rises step by step from the lowest range to the highest. Defined in 8.1.2.

✓ **Real difference** · large

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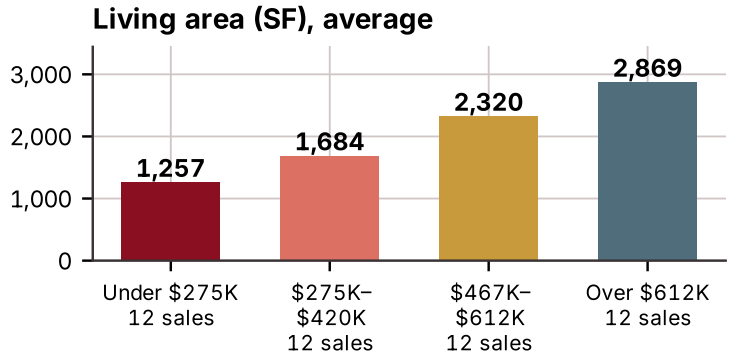
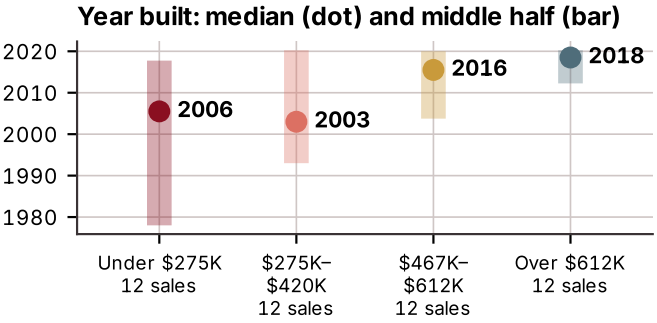
3.4 Homes over $612K are about 1,610 SF (128%) larger than homes under $275K



The average is **2,869 SF** for homes over $612K and **1,257 SF** for homes under $275K. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

✓ **Real difference** · large

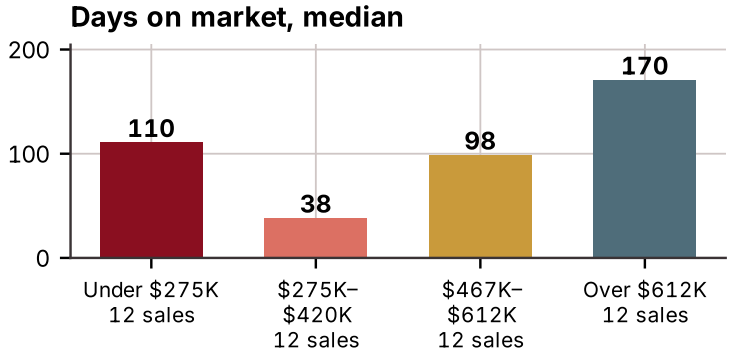
3.5 Year built: no clear difference



The median is **2018** for homes over $612K and **2006** for homes under $275K. It does not move in a straight line; homes over $612K are highest. Defined in 8.1.4.

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

3.6 Days on market: no clear difference



The median is **170 days** for homes over $612K and **110 days** for homes under $275K. It does not move in a straight line; homes over $612K are highest. Defined in 8.1.5.

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

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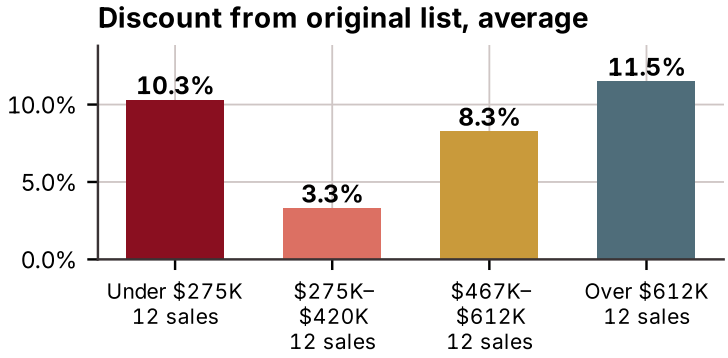
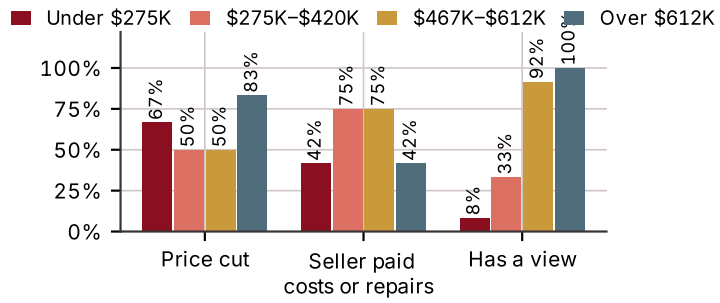
3.7 Discount from original list: no clear difference



The average is **11.5%** for homes over $612K and **10.3%** for homes under $275K. It does not move in a straight line; homes over $612K 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.

- 83% of homes over $612K had a price cut before sale, against 67% of homes under $275K. Defined in 8.1.7.
- 42% of homes over $612K had the seller pay closing costs or repairs, against 42% of homes under $275K. Defined in 8.1.8.
- 100% of homes over $612K have a view, against 8% of homes under $275K. 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** · large

3.9 The numbers: price and size

	Under $275K 12 sales	$275K–$420K 12 sales	$467K–$612K 12 sales	Over $612K 12 sales	All 48 sales	Real difference?
Net sale price average	$214,754	$321,467	$532,688	$896,616	$491,381	by design
Net price per SF average	$182	$214	$246	$317	$240	✓ large
Living area average	1,257	1,684	2,320	2,869	2,032	✓ large
Year built median	2006	2003	2016	2018	2012	unclear

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3.10 The numbers: selling

	Under $275K 12 sales	$275K–$420K 12 sales	$467K–$612K 12 sales	Over $612K 12 sales	All 48 sales	Real difference?
Days on market median	110	38	98	170	103	unclear
Discount from original list average	10.3%	3.3%	8.3%	11.5%	8.3%	unclear
Price cut before sale	67%	50%	50%	83%	62%	unclear
Seller paid closing costs or repairs	42%	75%	75%	42%	58%	unclear
Has a view	8%	33%	92%	100%	58%	✓ 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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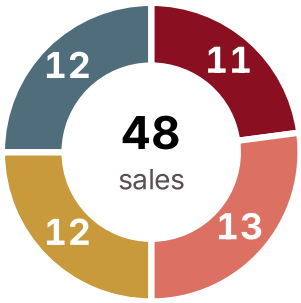
Sales ranked by living area and cut into four equal groups, from the smallest homes to the largest.



Sales per group

- Under 1,422 SF: 11 sales (23%)
- 1,422–1,901 SF: 13 sales (27%)
- 1,931–2,404 SF: 12 sales (25%)
- Over 2,404 SF: 12 sales (25%)

Bottom line

- Homes over 2,404 SF sell for about $577K (236%) more than homes under 1,422 SF.
- 92% of homes over 2,404 SF have a view, against 27% of homes under 1,422 SF.
- Homes over 2,404 SF are about 14 years newer than homes under 1,422 SF.

4.1 Key differences

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

Under 1,422 SF · 1,422–1,901 SF · 1,931–2,404 SF · Over 2,404 SF

Larger homes Over 2,404 SF

- Sell for much more.
- Are more likely to have a view.
- Tend to be newer.

Smaller homes Under 1,422 SF

- Sell for much less.
- Are less likely to have a view.
- Tend to be older.

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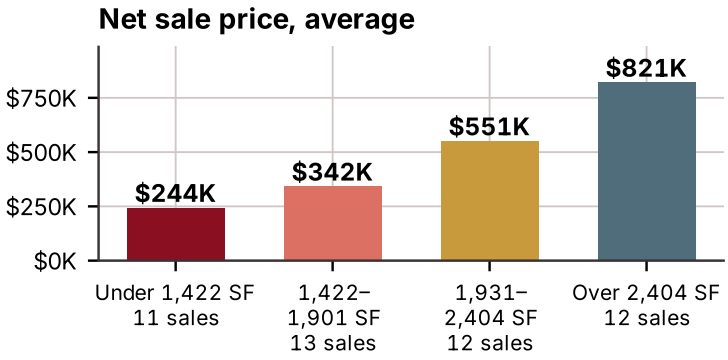
4.2 At a glance

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 1,422 SF	1,422–1,901 SF	1,931–2,404 SF	Over 2,404 SF	Real difference?
Net sale price	$244K Lowest	$342K	$551K	$821K Highest	✓ large
Net price per SF	$243 per SF	$200 per SF	$265 per SF	$255 per SF	unclear
Year built	1997 Oldest	2020	2020 Newest	2012	✓ large
Days on market	43 days	19 days	109 days	201 days	unclear
Discount from original list	0.9%	6.7%	9.7%	15.6%	unclear
Price cut before sale	64%	31%	67%	92%	unclear
Seller paid closing costs or repairs	45%	69%	67%	50%	unclear
Has a view	27% Fewest	31%	83%	92% Most	✓ large

4.3 Homes over 2,404 SF sell for about $577K (236%) more than homes under 1,422 SF



The average is **$821K** for homes over 2,404 SF and **$244K** for homes under 1,422 SF. It rises step by step from the lowest range to the highest.

Defined in 8.1.1.

✓ **Real difference** · large

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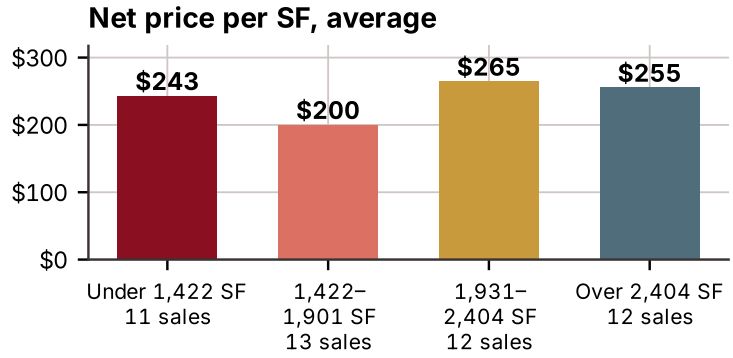
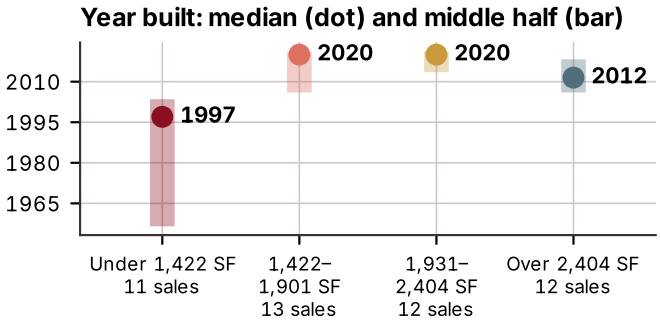
4.4 Net price per SF: no clear difference



The average is **$255 per SF** for homes over 2,404 SF and **$243 per SF** for homes under 1,422 SF. It does not move in a straight line; homes 1,931–2,404 SF are highest. Defined in 8.1.2.

– No clear difference · could be chance

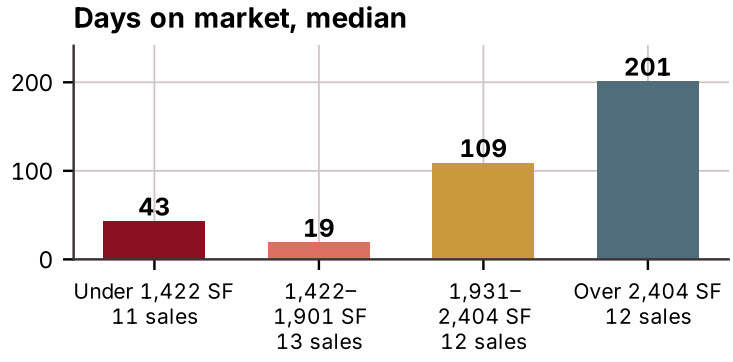
4.5 Homes over 2,404 SF are about 14 years newer than homes under 1,422 SF



The median is **2012** for homes over 2,404 SF and **1997** for homes under 1,422 SF. It does not move in a straight line; homes 1,422–1,901 SF are highest. Defined in 8.1.4.

✓ Real difference · large

4.6 Days on market: no clear difference



The median is **201 days** for homes over 2,404 SF and **43 days** for homes under 1,422 SF. It does not move in a straight line; homes over 2,404 SF are highest. Defined in 8.1.5.

– No clear difference · could be chance

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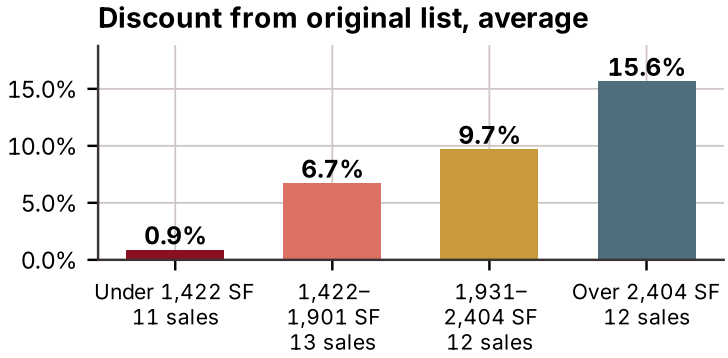
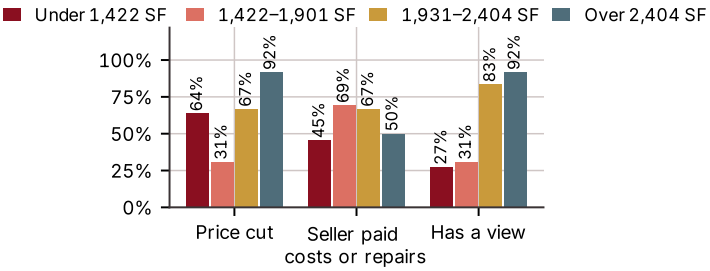
4.7 Discount from original list: no clear difference



The average is **15.6%** for homes over 2,404 SF and **0.9%** for homes under 1,422 SF. It rises step by step from the lowest range to the highest. Defined in 8.1.6.

– No clear difference · could be chance

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.

- 92% of homes over 2,404 SF had a price cut before sale, against 64% of homes under 1,422 SF. Defined in 8.1.7.
- 50% of homes over 2,404 SF had the seller pay closing costs or repairs, against 45% of homes under 1,422 SF. Defined in 8.1.8.
- 92% of homes over 2,404 SF have a view, against 27% of homes under 1,422 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: ✓ **Real difference** · large

4.9 The numbers: price and size

	Under 1,422 SF 11 sales	1,422–1,901 SF 13 sales	1,931–2,404 SF 12 sales	Over 2,404 SF 12 sales	All 48 sales	Real difference?
Net sale price average	$243,922	$341,877	$550,783	$820,779	$491,381	✓ large
Net price per SF average	$243	$200	$265	$255	$240	unclear
Living area average	1,042	1,694	2,085	3,254	2,032	by design
Year built median	1997	2020	2020	2012	2012	✓ large

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4.10 The numbers: selling

	Under 1,422 SF 11 sales	1,422–1,901 SF 13 sales	1,931–2,404 SF 12 sales	Over 2,404 SF 12 sales	All 48 sales	Real difference?
Days on market median	43	19	109	201	103	unclear
Discount from original list average	0.9%	6.7%	9.7%	15.6%	8.3%	unclear
Price cut before sale	64%	31%	67%	92%	62%	unclear
Seller paid closing costs or repairs	45%	69%	67%	50%	58%	unclear
Has a view	27%	31%	83%	92%	58%	✓ 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 8.3.2.

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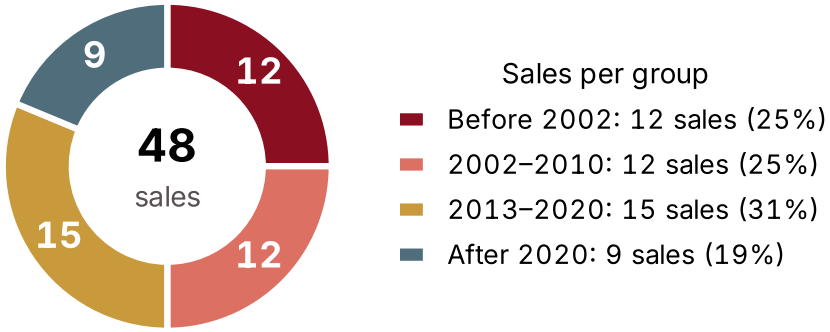
5. Quartiles by year built

Resale homes · 48 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 2002	2002–2010	2013–2020	After 2020	Real difference?
Net sale price	$328K	$591K	$532K	$509K	unclear
Net price per SF	$217 per SF	$264 per SF	$239 per SF	$240 per SF	unclear
Living area	1,816 SF	1,991 SF	2,190 SF	2,115 SF	unclear
Days on market	108 days	100 days	142 days	96 days	unclear
Discount from original list	6.5%	9.5%	10.0%	6.4%	unclear
Price cut before sale	58%	67%	73%	44%	unclear
Seller paid closing costs or repairs	42%	67%	60%	67%	unclear
Has a view	50%	58%	67%	56%	unclear

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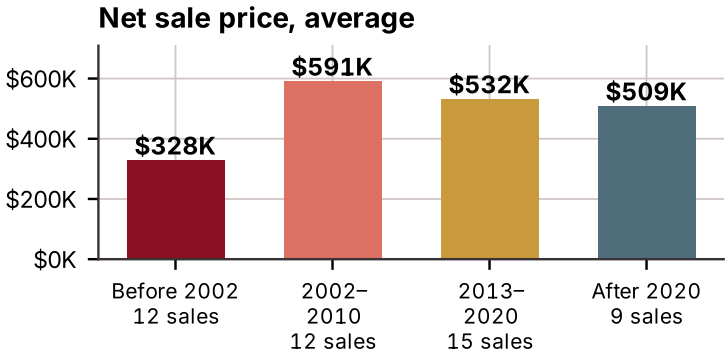
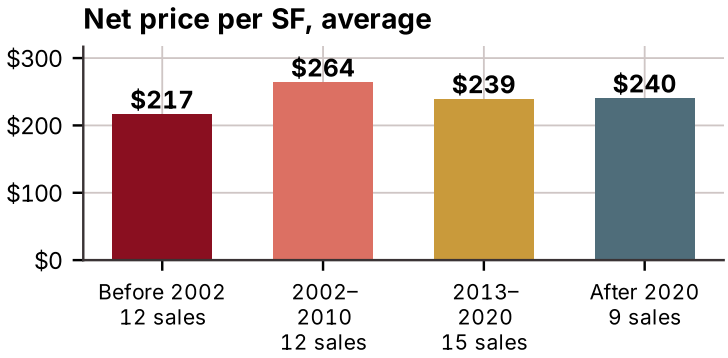
5.3 Net sale price: no clear difference



The average is **$509K** for homes built after 2020 and **$328K** for homes built before 2002. It does not move in a straight line; homes built 2002–2010 are highest. Defined in 8.1.1.

– No clear difference · could be chance

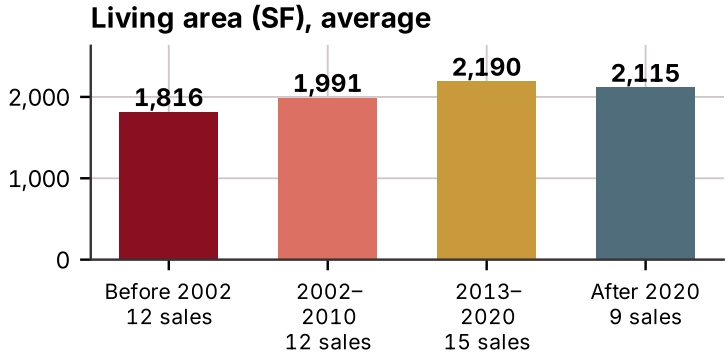
5.4 Net price per SF: no clear difference



The average is **$240 per SF** for homes built after 2020 and **$217 per SF** for homes built before 2002. It does not move in a straight line; homes built 2002–2010 are highest. Defined in 8.1.2.

– No clear difference · could be chance

5.5 Living area: no clear difference



The average is **2,115 SF** for homes built after 2020 and **1,816 SF** for homes built before 2002. It does not move in a straight line; homes built 2013–2020 are highest. Defined in 8.1.3.

– No clear difference · could be chance

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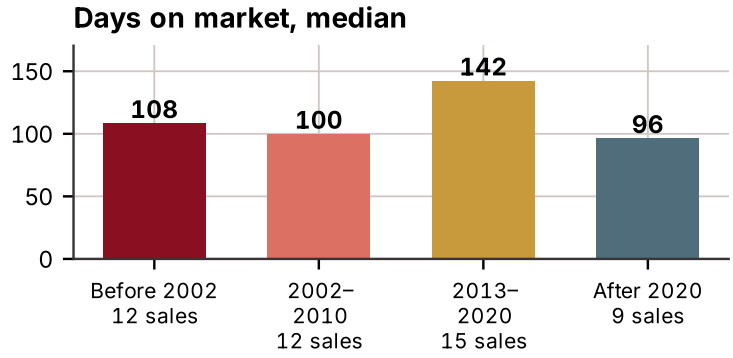
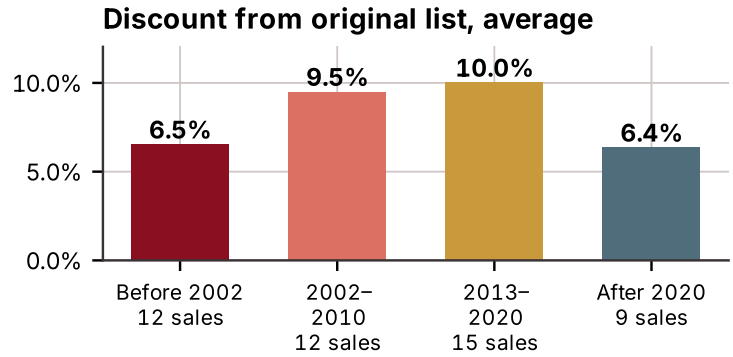
5.6 Days on market: no clear difference



The median is **96 days** for homes built after 2020 and **108 days** for homes built before 2002. It does not move in a straight line; homes built 2013–2020 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 **6.4%** for homes built after 2020 and **6.5%** for homes built before 2002. It does not move in a straight line; homes built 2013–2020 are highest. Defined in 8.1.6.

– No clear difference · could be chance

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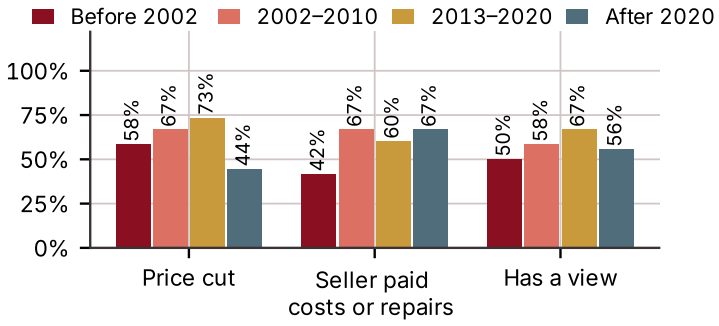
5.8 How often: price cut before sale, seller paid closing costs or repairs, has a view



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

- 44% of homes built after 2020 had a price cut before sale, against 58% of homes built before 2002. Defined in 8.1.7.
- 67% of homes built after 2020 had the seller pay closing costs or repairs, against 42% of homes built before 2002. Defined in 8.1.8.
- 56% of homes built after 2020 have a view, against 50% of homes built before 2002. 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 2002 12 sales	2002–2010 12 sales	2013–2020 15 sales	After 2020 9 sales	All 48 sales	Real difference?
Net sale price average	$328,392	$590,720	$532,004	$508,543	$491,381	unclear
Net price per SF average	$217	$264	$239	$240	$240	unclear
Living area average	1,816	1,991	2,190	2,115	2,032	unclear
Year built median	1980	2006	2019	2022	2012	by design

5.10 The numbers: selling

	Before 2002 12 sales	2002–2010 12 sales	2013–2020 15 sales	After 2020 9 sales	All 48 sales	Real difference?
Days on market median	108	100	142	96	103	unclear
Discount from original list average	6.5%	9.5%	10.0%	6.4%	8.3%	unclear
Price cut before sale	58%	67%	73%	44%	62%	unclear
Seller paid closing costs or repairs	42%	67%	60%	67%	58%	unclear
Has a view	50%	58%	67%	56%	58%	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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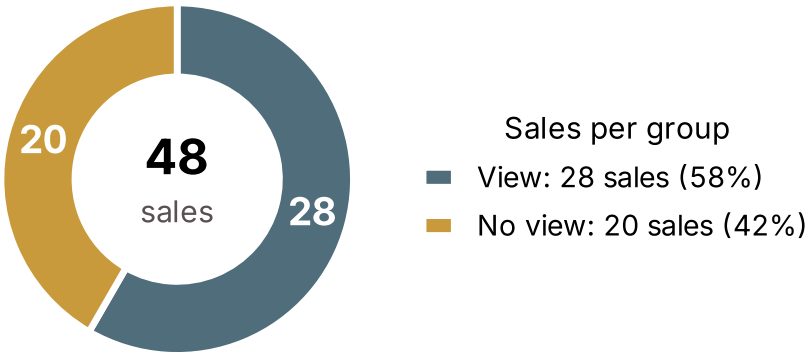
6. View and no view

Resale homes · 48 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.



Bottom line

- Homes with a view sell for about $386K (145%) more than homes without a view.
- Homes with a view sell for about $95 per SF (52%) more than homes without a view.
- Homes with a view are about 910 SF (61%) 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.
- Sell for more per square foot.
- Are much larger.

Homes without a view no view listed

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

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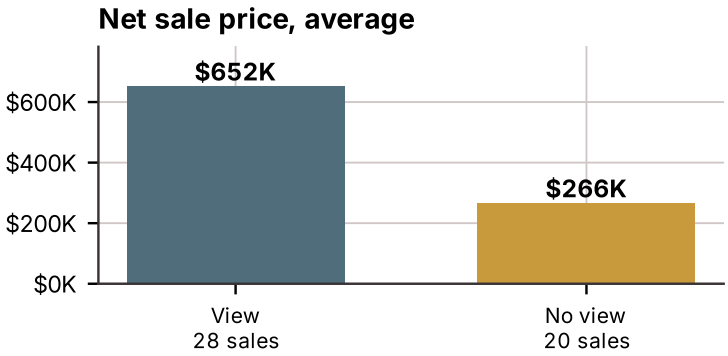
6.2 At a glance

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	$652K **Highest**	$266K **Lowest**	✓ large
Net price per SF	$280 per SF **Highest**	$184 per SF **Lowest**	✓ large
Living area	2,411 SF **Largest**	1,502 SF **Smallest**	✓ large
Year built	2014	2007	unclear
Days on market	120 days	98 days	unclear
Discount from original list	7.3%	9.8%	unclear
Price cut before sale	64%	60%	unclear
Seller paid closing costs or repairs	57%	60%	unclear

6.3 Homes with a view sell for about $386K (145%) more than homes without a view



The average is **$652K** for homes with a view and **$266K** for homes without a view. Defined in 8.1.1.

✓ **Real difference** · large

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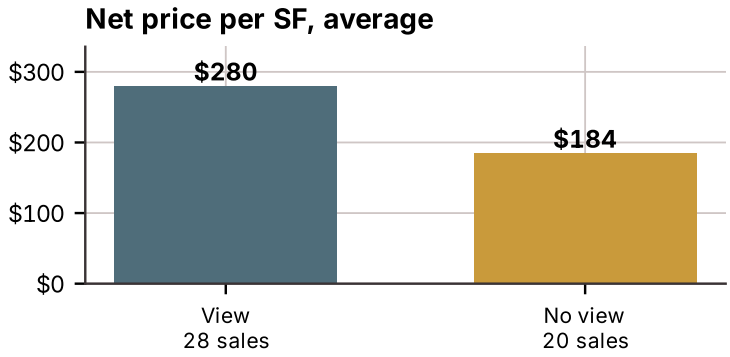
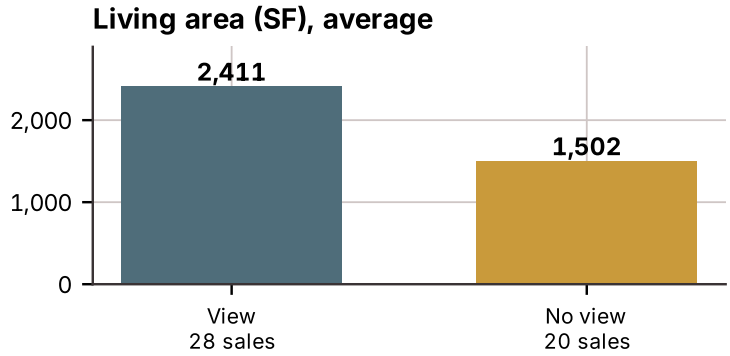
6.4 Homes with a view sell for about $95 per SF (52%) more than homes without a view



The average is **$280 per SF** for homes with a view and **$184 per SF** for homes without a view. Defined in 8.1.2.

✓ **Real difference** · large

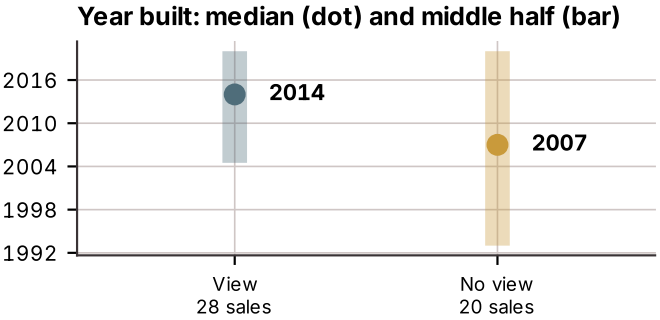
6.5 Homes with a view are about 910 SF (61%) larger than homes without a view



The average is **2,411 SF** for homes with a view and **1,502 SF** for homes without a view. Defined in 8.1.3.

✓ **Real difference** · large

6.6 Year built: no clear difference



The median is **2014** for homes with a view and **2007** for homes without a view. Defined in 8.1.4.

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

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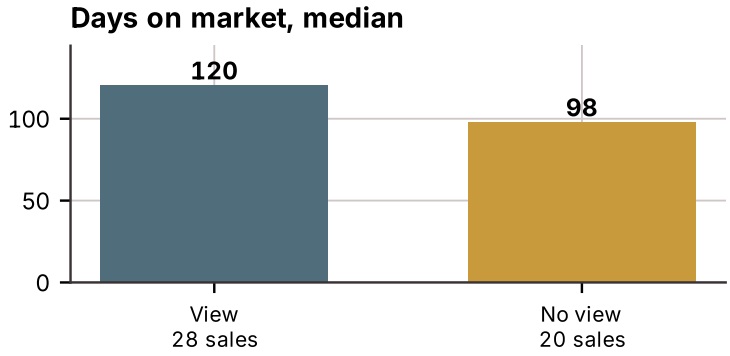
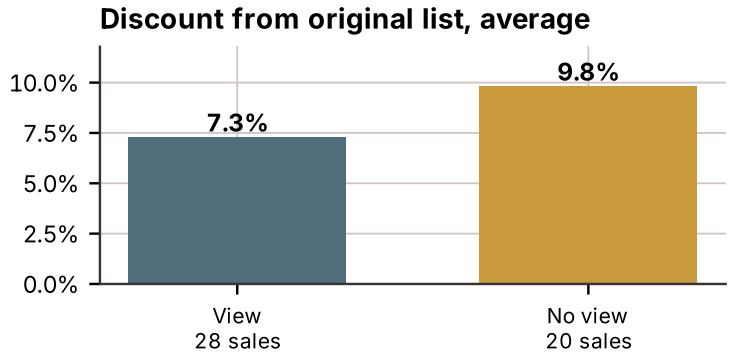
6.7 Days on market: no clear difference



The median is **120 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

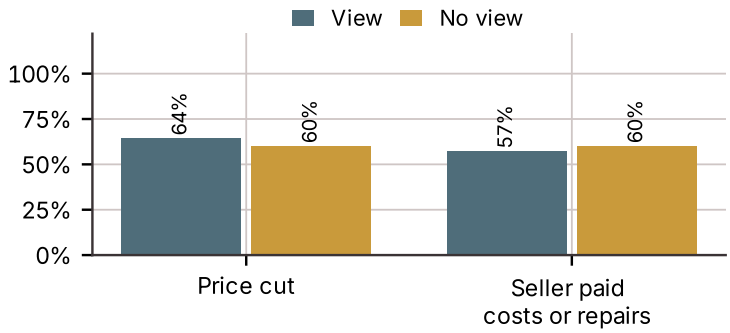
6.8 Discount from original list: no clear difference



The average is **7.3%** for homes with a view and **9.8%** 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.

- 64% of homes with a view had a price cut before sale, against 60% of homes without a view. Defined in 8.1.7.
- 57% of homes with a view had the seller pay closing costs or repairs, against 60% 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 28 sales	No view 20 sales	All 48 sales	Real difference?
Net sale price average	$652,117	$266,350	$491,381	✓ large
Net price per SF average	$280	$184	$240	✓ large
Living area average	2,411	1,502	2,032	✓ large
Year built median	2014	2007	2012	unclear

6.11 The numbers: selling

	View 28 sales	No view 20 sales	All 48 sales	Real difference?
Days on market median	120	98	103	unclear
Discount from original list average	7.3%	9.8%	8.3%	unclear
Price cut before sale	64%	60%	62%	unclear
Seller paid closing costs or repairs	57%	60%	58%	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 · 75 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: 75 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 Bertram.

Measure	Average	Median
Sales		75
Net sale price	**$325,027**	$271,660
Net price per SF	**$163**	$146
Living area (SF)	**1,985**	1,985
Days on market	**90**	63
Discount from original list	**11.8%**	8.9%
Price cut before sale		84% of sales
Seller paid closing costs or repairs		53% 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 48 resale sales. Average $491,381; median $443,500; standard deviation $325,048; middle half (25th–75th percentile) $272,786–$613,500; lowest $158,000, highest $2,000,000. 28 sales had a seller payment; their median payment was $8,928.

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 48 resale sales. Average $240; median $235; standard deviation $85; middle half (25th–75th percentile) $172–$276; lowest $106, highest $456.

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 48 resale sales. Average 2,032; median 1,916; standard deviation 957; middle half (25th–75th percentile) 1,422–2,432; lowest 640, highest 5,331.

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 48 resale sales. Average 2004; median 2012; standard deviation 24; middle half (25th–75th percentile) 2002–2020; lowest 1925, 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 48 resale sales. Average 128; median 103; standard deviation 127; middle half (25th–75th percentile) 19–169; lowest 1, highest 510. 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 48 resale sales. Average 8.3%; median 6.6%; standard deviation 14.5%; middle half (25th–75th percentile) 3.5%–12.7%; lowest −71.9%, highest 34.0%. 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 30 of 48 resale sales (62.5%).

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

The data 28 of 48 resale sales (58.3%).

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 28 sales with a view, 20 without, 0 unclassified. Most common View entries: Hill Country 20, None 15, Pasture 10, Rural 8, Trees/Woods 8, Neighborhood 7, Panoramic 4, Pond 3.

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8.2 Methods

8.2.1 Data source

In simple terms Every figure comes from the Austin Board of REALTORS® MLS, read live by ALEX. No figure is estimated or typed in.

Statistically ABOR MLS via secure APIs, read from ALEX's copy of the MLS (refreshed every 15 minutes; this pull as of 2026-11-22 13:00 UTC), every field. Filter: StandardStatus = Closed, PropertyType = Residential, City = Bertram.

The data Pulled November 22, 2026: 133 closed Bertram records over the prior year. ZIP codes: 1, the most sales in 78605.

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

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

The data 123 single-family sales in the window: 48 resale, 75 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 48 resale; 75 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 10 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 $275K”.

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 $275K: $158,000–$266,145 (12 sales); $275K–$420K: $275,000–$420,000 (12 sales); $467K–$612K: $467,000–$612,000 (12 sales); Over $612K: $618,000–$2,000,000 (12 sales)
Quartiles by living area: Under 1,422 SF: 640–1,398 SF (11 sales); 1,422–1,901 SF: 1,422–1,901 SF (13 sales); 1,931–2,404 SF: 1,931–2,404 SF (12 sales); Over 2,404 SF: 2,517–5,331 SF (12 sales)
Quartiles by year built: Before 2002: 1925–2000 (12 sales); 2002–2010: 2002–2010 (12 sales); 2013–2020: 2013–2020 (15 sales); After 2020: 2021–2025 (9 sales)
View and no view: View: MLS lists a view (28 sales); No view: None or Neighborhood (20 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 $491,381, median $443,500. Days on market: average 128, median 103: 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	9 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 = 19.18	3	0.0003	p < 0.0063	**Yes**	$\varepsilon^2 = 0.408$	large
Living area	Kruskal–Wallis	H = 29.12	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.620$	large
Year built	Kruskal–Wallis	H = 5.54	3	0.1361	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.118$	medium
Days on market	Kruskal–Wallis	H = 6.49	3	0.0902	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.138$	medium
Discount from original list	Kruskal–Wallis	H = 3.57	3	0.3119	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.076$	medium
Price cut before sale	Chi-square	$\chi^2 = 3.91$	3	0.2712	p < 0.0063	**Unclear**	Cramér's V = 0.285	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 5.49$	3	0.1395	p < 0.0063	**Unclear**	Cramér's V = 0.338	medium
Has a view	Chi-square	$\chi^2 = 29.49$	3	< 0.0001	p < 0.0063	**Yes**	Cramér's V = 0.784	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 = 30.36	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.646$	large
Net price per SF	Kruskal–Wallis	H = 6.53	3	0.0883	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.139$	medium
Year built	Kruskal–Wallis	H = 15.11	3	0.0017	p < 0.0063	**Yes**	$\varepsilon^2 = 0.322$	large
Days on market	Kruskal–Wallis	H = 10.66	3	0.0137	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.227$	large
Discount from original list	Kruskal–Wallis	H = 8.10	3	0.0441	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.172$	large
Price cut before sale	Chi-square	$\chi^2 = 10.04$	3	0.0183	p < 0.0063	**Unclear**	Cramér's V = 0.457	medium
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 2.07$	3	0.5577	p < 0.0063	**Unclear**	Cramér's V = 0.208	small
Has a view	Chi-square	$\chi^2 = 17.00$	3	0.0007	p < 0.0063	**Yes**	Cramér's V = 0.595	large

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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 = 6.69	3	0.0826	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.142$	large
Net price per SF	Kruskal–Wallis	H = 2.36	3	0.5017	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.050$	small
Living area	Kruskal–Wallis	H = 5.04	3	0.1688	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.107$	medium
Days on market	Kruskal–Wallis	H = 0.42	3	0.9357	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.009$	negligible
Discount from original list	Kruskal–Wallis	H = 2.00	3	0.5732	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.042$	small
Price cut before sale	Chi-square	$\chi^2 = 2.18$	3	0.5358	p < 0.0063	**Unclear**	Cramér's V = 0.213	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 1.99$	3	0.5748	p < 0.0063	**Unclear**	Cramér's V = 0.204	small
Has a view	Chi-square	$\chi^2 = 0.80$	3	0.8495	p < 0.0063	**Unclear**	Cramér's V = 0.129	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 = 529.50	—	< 0.0001	p < 0.0063	**Yes**	rank-biserial r = 0.891	large
Net price per SF	Mann–Whitney U	U = 478.00	—	< 0.0001	p < 0.0063	**Yes**	rank-biserial r = 0.707	large
Living area	Mann–Whitney U	U = 467.50	—	< 0.0001	p < 0.0063	**Yes**	rank-biserial r = 0.670	large
Year built	Mann–Whitney U	U = 300.50	—	0.6751	p < 0.0063	**Unclear**	rank-biserial r = 0.073	negligible
Days on market	Mann–Whitney U	U = 332.50	—	0.2768	p < 0.0063	**Unclear**	rank-biserial r = 0.188	small
Discount from original list	Mann–Whitney U	U = 270.00	—	0.8425	p < 0.0063	**Unclear**	rank-biserial r = 0.036	negligible
Price cut before sale	Chi-square	$\chi^2 = 0.09$	1	0.7624	p < 0.0063	**Unclear**	Cramér's V = 0.044	negligible
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 0.04$	1	0.8431	p < 0.0063	**Unclear**	Cramér's V = 0.029	negligible

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8.4 Data notes

Left out of the analysis: 75 new-construction sales (basic statistics only, section 7); 10 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 48 closed MLS resale sales; the 75 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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