Granite Shoals

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
47	**$565,000**	**$317**	**113 days**
single-family resale homes	average $858,285	average $381	average 151 days

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1. Summary

Resale homes · 47 sales · November 22, 2025 – November 21, 2026

This study looks at the **47 resale homes** sold in Granite Shoals in the **365 days** to November 21, 2026. A full year is used because only 30 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.

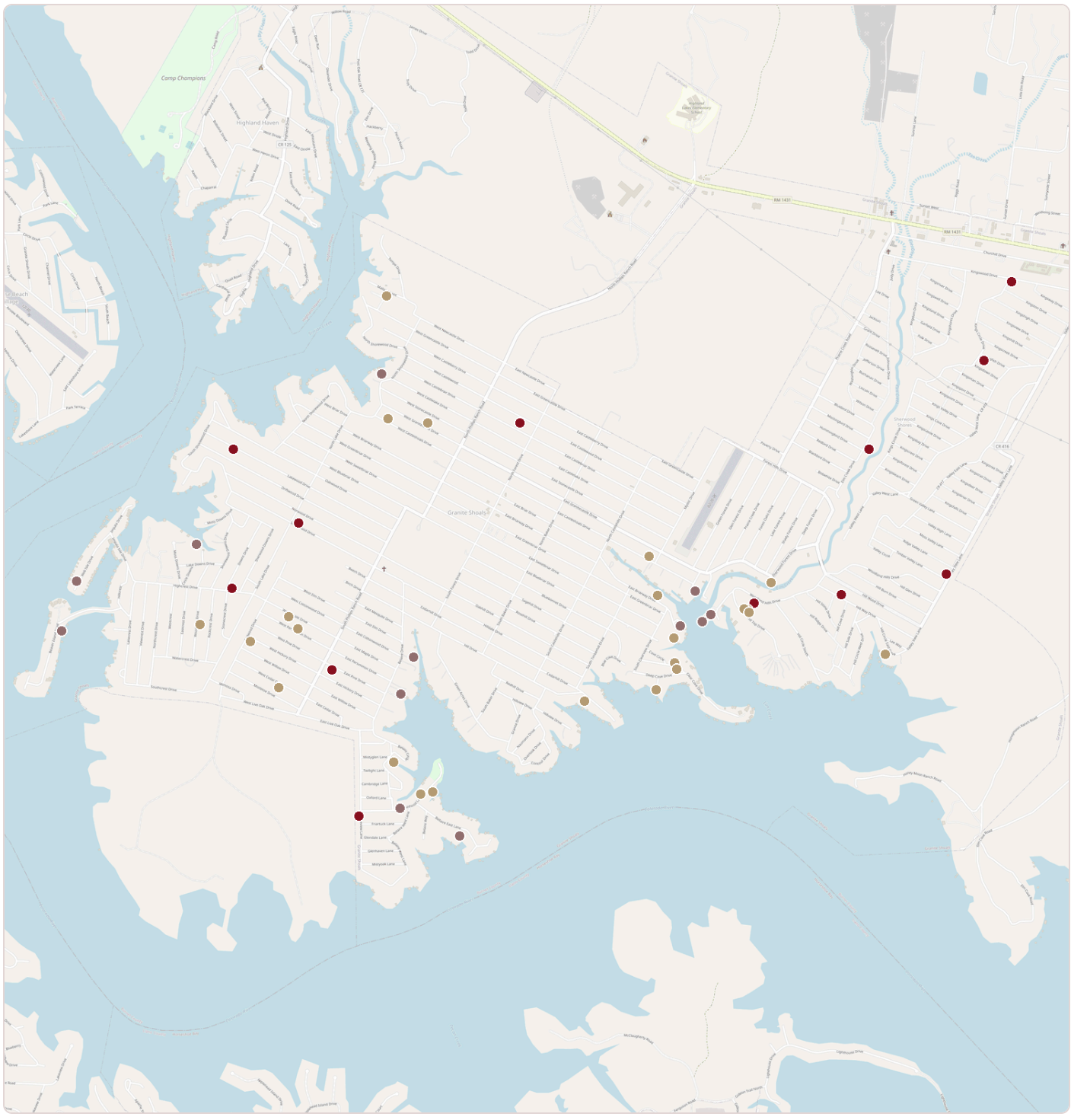
Each comparison has its own section (3–6) with everything about it in one place: the key differences, a table of every measure at a glance, the charts and the numbers.

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2. Where the resale homes sold

47 resale homes · colored by price range

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



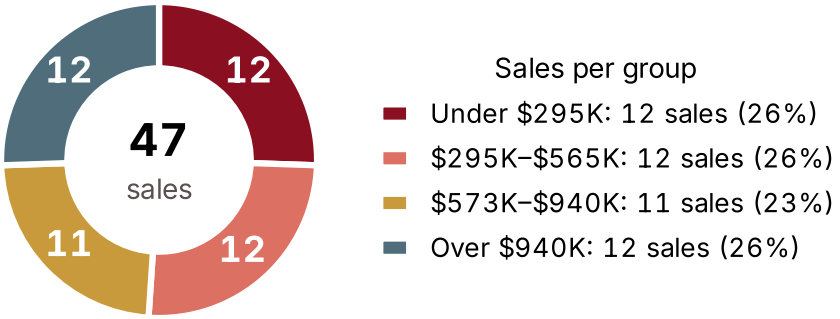
● Under $295K · 12 sales ● $295K–$565K · 12 sales ● $573K–$940K · 11 sales ● Over $940K · 12 sales

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3. Quartiles by net sale price

Resale homes · 47 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 $940K sell for about $483 per SF (278%) more than homes under $295K.
- 92% of homes over $940K have a view, against 42% of homes under $295K.
- Homes over $940K are about 1,660 SF (124%) larger than homes under $295K.
- Homes over $940K are about 39 years newer than homes under $295K.

3.1 Key differences

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

Under $295K $295K–$565K $573K–$940K Over $940K

Higher-priced homes Over $940K

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

Lower-priced homes Under $295K

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

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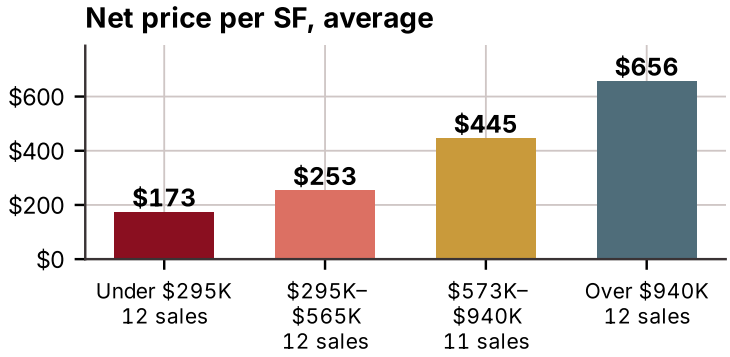
3.2 At a glance

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 $295K	$295K–$565K	$573K–$940K	Over $940K	Real difference?
Net price per SF	$173 per SF **Lowest**	$253 per SF	$445 per SF	$656 per SF **Highest**	✓ large
Living area	1,331 SF **Smallest**	1,749 SF	1,940 SF	2,987 SF **Largest**	✓ large
Year built	1976	2014	1971 **Oldest**	2016 **Newest**	✓ large
Days on market	77 days	90 days	124 days	169 days	unclear
Discount from original list	13.1%	8.4%	14.8%	12.2%	unclear
Price cut before sale	67%	42%	64%	58%	unclear
Seller paid closing costs or repairs	67%	25%	9%	17%	unclear
Has a view	42% **Fewest**	83%	100% **Most**	92%	✓ 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 $940K sell for about $483 per SF (278%) more than homes under $295K

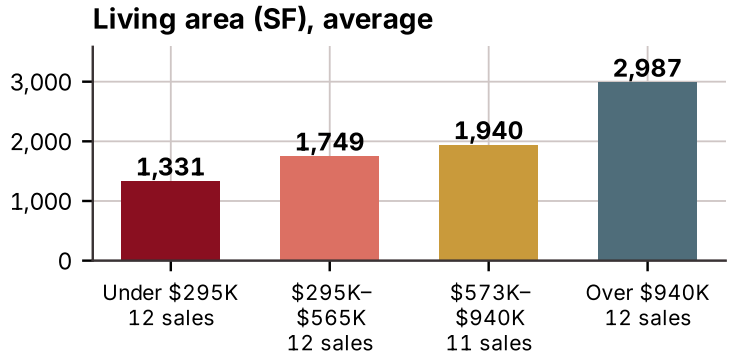


The average is **$656 per SF** for homes over $940K and **$173 per SF** for homes under $295K. It rises step by step from the lowest range to the highest. Defined in 8.1.2.

✓ **Real difference** · large

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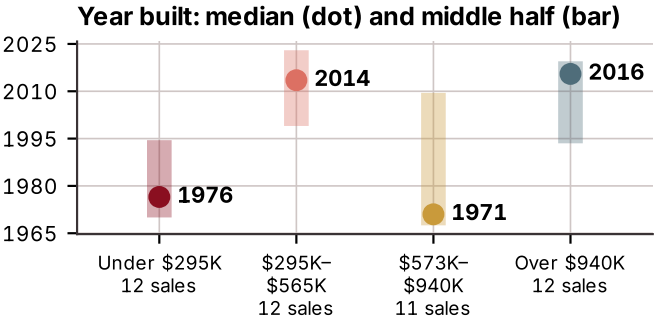
3.4 Homes over $940K are about 1,660 SF (124%) larger than homes under $295K



The average is **2,987 SF** for homes over $940K and **1,331 SF** for homes under $295K. It rises step by step from the lowest range to the highest.
Defined in 8.1.3.

✓ **Real difference** · large

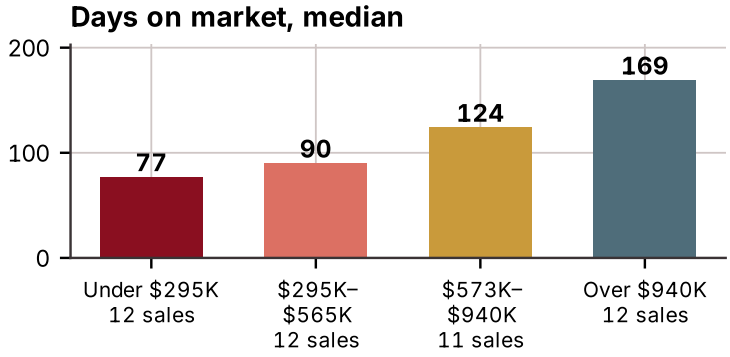
3.5 Homes over $940K are about 39 years newer than homes under $295K



The median is **2016** for homes over $940K and **1976** for homes under $295K. It does not move in a straight line; homes over $940K are highest.
Defined in 8.1.4.

✓ **Real difference** · large

3.6 Days on market: no clear difference

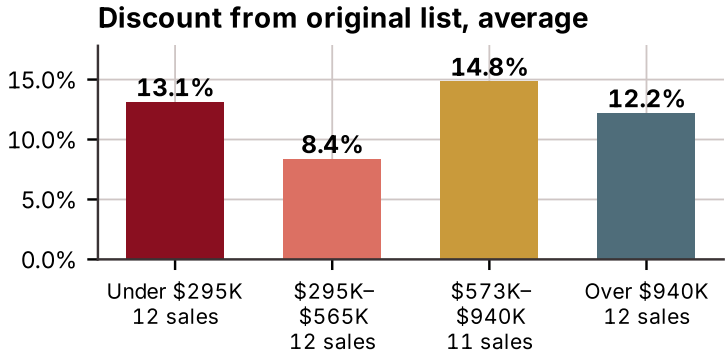


The median is **169 days** for homes over $940K and **77 days** for homes under $295K. It rises step by step from the lowest range to the highest.
Defined in 8.1.5.

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

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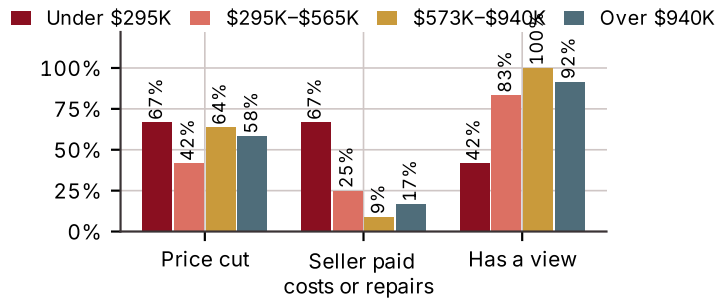
3.7 Discount from original list: no clear difference



The average is **12.2%** for homes over $940K and **13.1%** for homes under $295K. It does not move in a straight line; homes $573K–$940K 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.

- 58% of homes over $940K had a price cut before sale, against 67% of homes under $295K. Defined in 8.1.7.
- 17% of homes over $940K had the seller pay closing costs or repairs, against 67% of homes under $295K. Defined in 8.1.8.
- 92% of homes over $940K have a view, against 42% of homes under $295K. 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 $295K 12 sales	$295K–$565K 12 sales	$573K–$940K 11 sales	Over $940K 12 sales	All 47 sales	Real difference?
Net sale price average	$223,150	$415,355	$743,575	$2,041,502	$858,285	by design
Net price per SF average	$173	$253	$445	$656	$381	✓ large
Living area average	1,331	1,749	1,940	2,987	2,003	✓ large
Year built median	1976	2014	1971	2016	2002	✓ large

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3.10 The numbers: selling

	Under $295K 12 sales	$295K–$565K 12 sales	$573K–$940K 11 sales	Over $940K 12 sales	All 47 sales	Real difference?
Days on market median	77	90	124	169	113	unclear
Discount from original list average	13.1%	8.4%	14.8%	12.2%	12.1%	unclear
Price cut before sale	67%	42%	64%	58%	57%	unclear
Seller paid closing costs or repairs	67%	25%	9%	17%	30%	unclear
Has a view	42%	83%	100%	92%	79%	✓ large

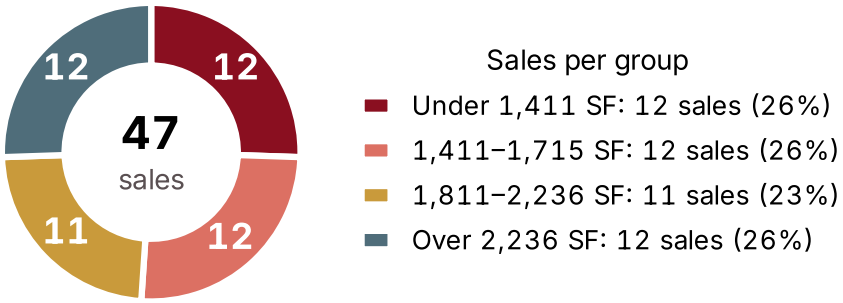
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.1.

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4. Quartiles by living area

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



Bottom line

- Homes over 2,236 SF sell for about $1.58M (427%) more than homes under 1,411 SF.

4.1 Key differences

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

Under 1,411 SF · 1,411–1,715 SF · 1,811–2,236 SF · Over 2,236 SF

Larger homes Over 2,236 SF

- Sell for much more.

Smaller homes Under 1,411 SF

- Sell for much less.

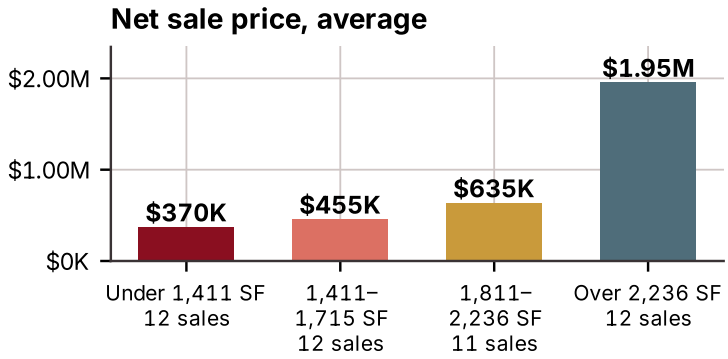
4.2 At a glance

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 1,411 SF	1,411–1,715 SF	1,811–2,236 SF	Over 2,236 SF	Real difference?
Net sale price	$370K Lowest	$455K	$635K	$1.95M Highest	✓ large
Net price per SF	$337 per SF	$286 per SF	$315 per SF	$578 per SF	unclear
Year built	1978	1994	1995	2014	unclear
Days on market	72 days	130 days	113 days	216 days	unclear
Discount from original list	8.5%	14.2%	10.9%	14.6%	unclear
Price cut before sale	42%	83%	45%	58%	unclear
Seller paid closing costs or repairs	50%	25%	45%	0%	unclear
Has a view	67%	75%	82%	92%	unclear

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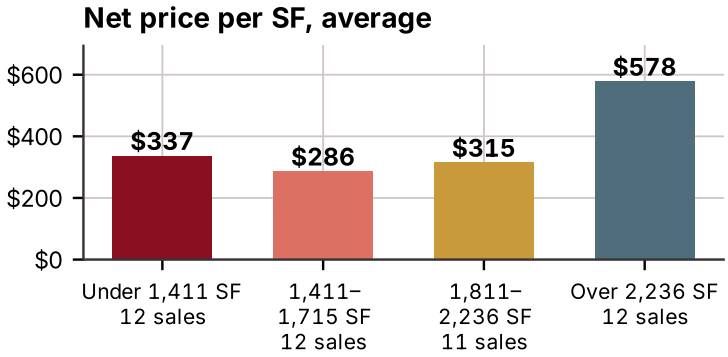
4.3 Homes over 2,236 SF sell for about $1.58M (427%) more than homes under 1,411 SF



The average is **$1.95M** for homes over 2,236 SF and **$370K** for homes under 1,411 SF. It rises step by step from the lowest range to the highest. Defined in 8.1.1.

✓ **Real difference** · large

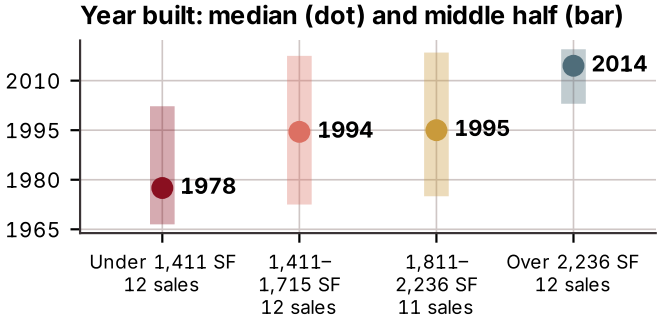
4.4 Net price per SF: no clear difference



The average is **$578 per SF** for homes over 2,236 SF and **$337 per SF** for homes under 1,411 SF. It does not move in a straight line; homes over 2,236 SF are highest. Defined in 8.1.2.

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

4.5 Year built: no clear difference

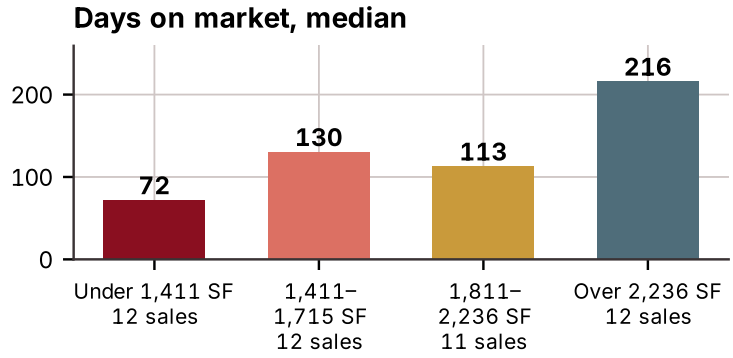


The median is **2014** for homes over 2,236 SF and **1978** for homes under 1,411 SF. It rises step by step from the lowest range to the highest. Defined in 8.1.4.

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

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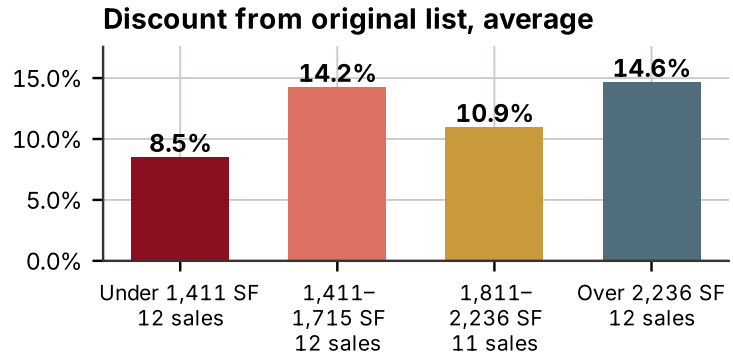
4.6 Days on market: no clear difference



The median is **216 days** for homes over 2,236 SF and **72 days** for homes under 1,411 SF. It does not move in a straight line; homes over 2,236 SF are highest. Defined in 8.1.5.

– No clear difference · could be chance

4.7 Discount from original list: no clear difference

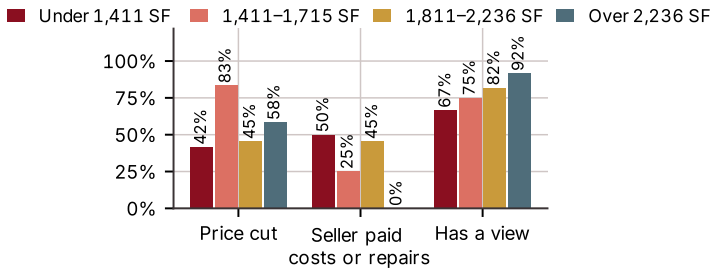


The average is **14.6%** for homes over 2,236 SF and **8.5%** for homes under 1,411 SF. It does not move in a straight line; homes over 2,236 SF are highest. Defined in 8.1.6.

– 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.

- 58% of homes over 2,236 SF had a price cut before sale, against 42% of homes under 1,411 SF. Defined in 8.1.7.
- 0% of homes over 2,236 SF had the seller pay closing costs or repairs, against 50% of homes under 1,411 SF. Defined in 8.1.8.
- 92% of homes over 2,236 SF have a view, against 67% of homes under 1,411 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 1,411 SF 12 sales	1,411–1,715 SF 12 sales	1,811–2,236 SF 11 sales	Over 2,236 SF 12 sales	All 47 sales	Real difference?
Net sale price average	$370,450	$455,388	$634,729	$1,953,944	$858,285	✓ large
Net price per SF average	$337	$286	$315	$578	$381	unclear
Living area average	1,142	1,585	2,015	3,271	2,003	by design
Year built median	1978	1994	1995	2014	2002	unclear

4.10 The numbers: selling

	Under 1,411 SF 12 sales	1,411–1,715 SF 12 sales	1,811–2,236 SF 11 sales	Over 2,236 SF 12 sales	All 47 sales	Real difference?
Days on market median	72	130	113	216	113	unclear
Discount from original list average	8.5%	14.2%	10.9%	14.6%	12.1%	unclear
Price cut before sale	42%	83%	45%	58%	57%	unclear
Seller paid closing costs or repairs	50%	25%	45%	0%	30%	unclear
Has a view	67%	75%	82%	92%	79%	unclear

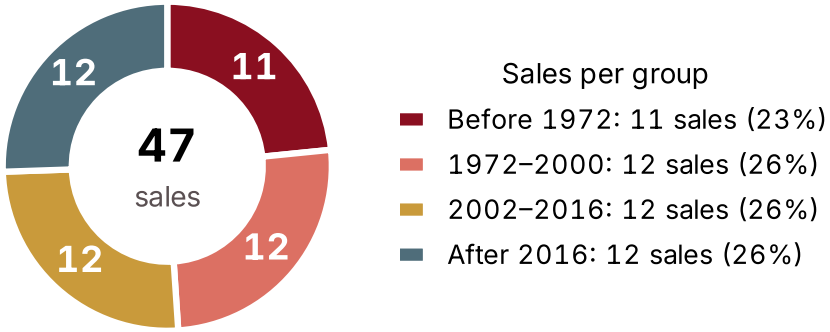
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.2.

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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.

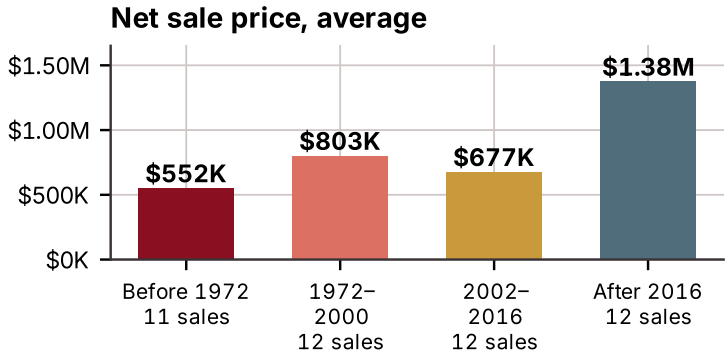
5.2 At a glance

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 1972	1972–2000	2002–2016	After 2016	Real difference?
Net sale price	$552K	$803K	$677K	$1.38M	unclear
Net price per SF	$412 per SF	$346 per SF	$329 per SF	$437 per SF	unclear
Living area	1,385 SF	1,999 SF	2,040 SF	2,537 SF	unclear
Days on market	84 days	113 days	134 days	114 days	unclear
Discount from original list	13.1%	13.0%	10.8%	11.6%	unclear
Price cut before sale	55%	58%	58%	58%	unclear
Seller paid closing costs or repairs	18%	42%	33%	25%	unclear
Has a view	73%	75%	75%	92%	unclear

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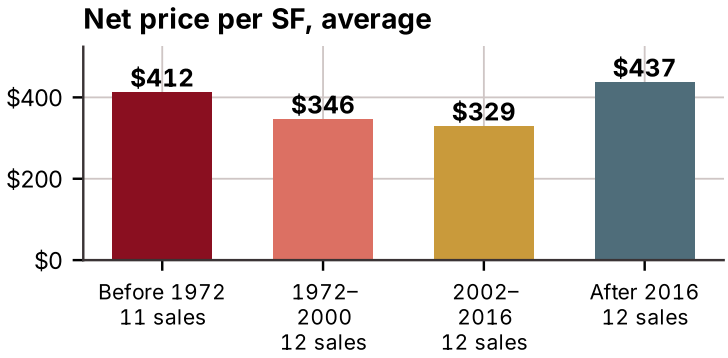
5.3 Net sale price: no clear difference



The average is **$1.38M** for homes built after 2016 and **$552K** for homes built before 1972. It does not move in a straight line; homes built after 2016 are highest. Defined in 8.1.1.

– No clear difference · could be chance

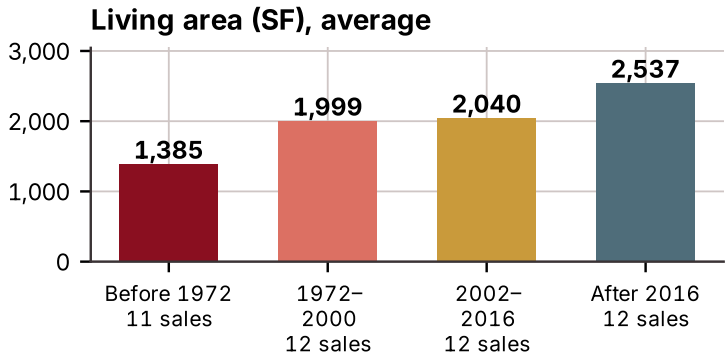
5.4 Net price per SF: no clear difference



The average is **$437 per SF** for homes built after 2016 and **$412 per SF** for homes built before 1972. It does not move in a straight line; homes built after 2016 are highest. Defined in 8.1.2.

– No clear difference · could be chance

5.5 Living area: no clear difference

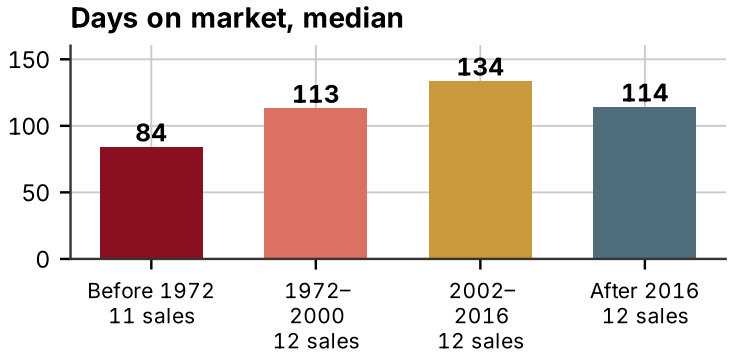


The average is **2,537 SF** for homes built after 2016 and **1,385 SF** for homes built before 1972. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

– No clear difference · could be chance

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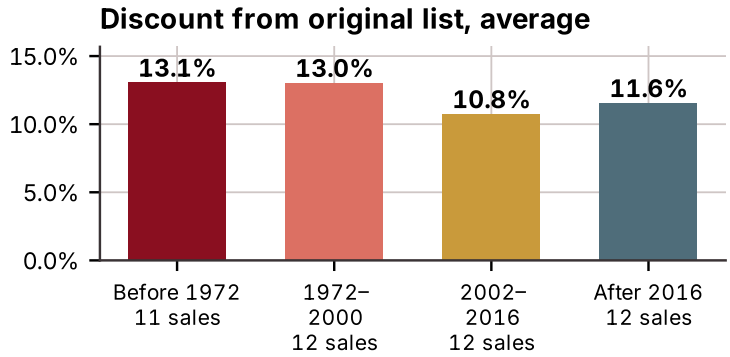
5.6 Days on market: no clear difference



The median is **114 days** for homes built after 2016 and **84 days** for homes built before 1972. It does not move in a straight line; homes built 2002–2016 are highest. Defined in 8.1.5.

– No clear difference · could be chance

5.7 Discount from original list: no clear difference

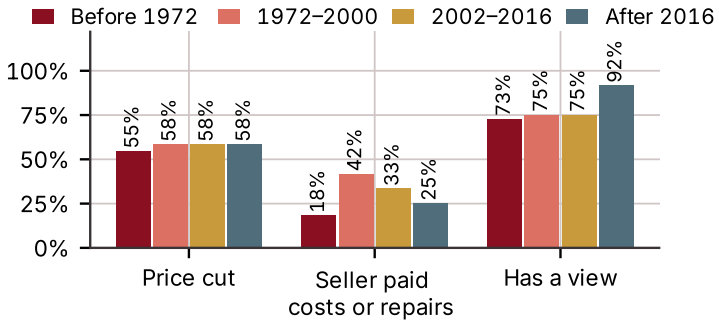


The average is **11.6%** for homes built after 2016 and **13.1%** for homes built before 1972. It does not move in a straight line; homes built before 1972 are highest. Defined in 8.1.6.

– 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.

- 58% of homes built after 2016 had a price cut before sale, against 55% of homes built before 1972. Defined in 8.1.7.
- 25% of homes built after 2016 had the seller pay closing costs or repairs, against 18% of homes built before 1972. Defined in 8.1.8.
- 92% of homes built after 2016 have a view, against 73% of homes built before 1972. 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 1972 11 sales	1972–2000 12 sales	2002–2016 12 sales	After 2016 12 sales	All 47 sales	Real difference?
Net sale price average	$552,045	$802,663	$677,444	$1,375,468	$858,285	unclear
Net price per SF average	$412	$346	$329	$437	$381	unclear
Living area average	1,385	1,999	2,040	2,537	2,003	unclear
Year built median	1967	1982	2006	2022	2002	by design

5.10 The numbers: selling

	Before 1972 11 sales	1972–2000 12 sales	2002–2016 12 sales	After 2016 12 sales	All 47 sales	Real difference?
Days on market median	84	113	134	114	113	unclear
Discount from original list average	13.1%	13.0%	10.8%	11.6%	12.1%	unclear
Price cut before sale	55%	58%	58%	58%	57%	unclear
Seller paid closing costs or repairs	18%	42%	33%	25%	30%	unclear
Has a view	73%	75%	75%	92%	79%	unclear

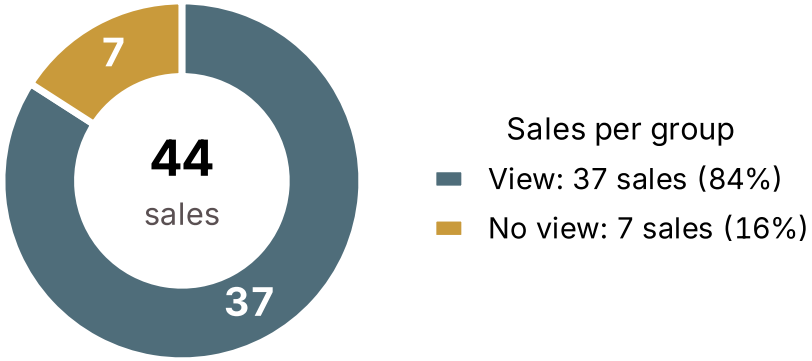
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.3.

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6. View and no view

Resale homes · 47 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 $741K (296%) more than homes without a view.
- Homes with a view sell for about $242 per SF (133%) more than homes without a view.
- 16% of homes with a view had the seller pay closing costs or repairs, against 86% of 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.
- Less often have the seller pay buyer costs or repairs.

Homes without a view no view listed

- Sell for much less.
- Sell for less per square foot.
- More often have the seller pay buyer costs or repairs.

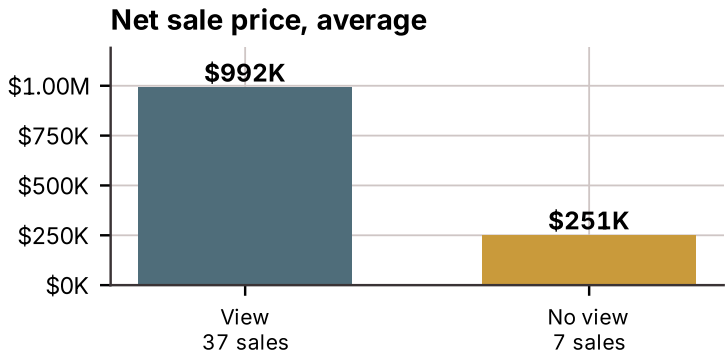
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6.2 At a glance

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	$992K **Highest**	$251K **Lowest**	✓ large
Net price per SF	$424 per SF **Highest**	$182 per SF **Lowest**	✓ large
Living area	2,124 SF	1,404 SF	unclear
Year built	2002	1978	unclear
Days on market	113 days	86 days	unclear
Discount from original list	12.9%	8.4%	unclear
Price cut before sale	59%	57%	unclear
Seller paid closing costs or repairs	16% **Fewest**	86% **Most**	✓ large

6.3 Homes with a view sell for about $741K (296%) more than homes without a view

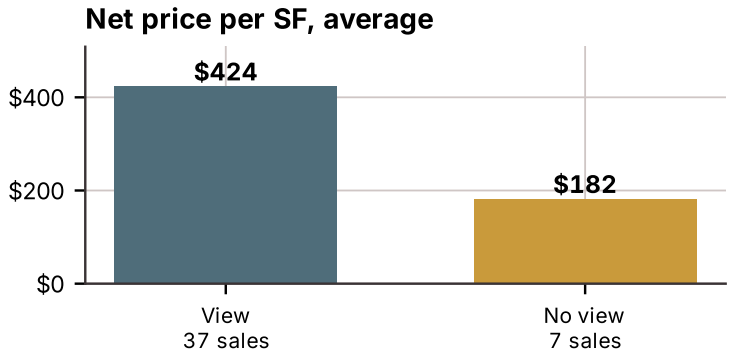


The average is **$992K** for homes with a view and **$251K** for homes without a view. Defined in 8.1.1.

✓ **Real difference** · large

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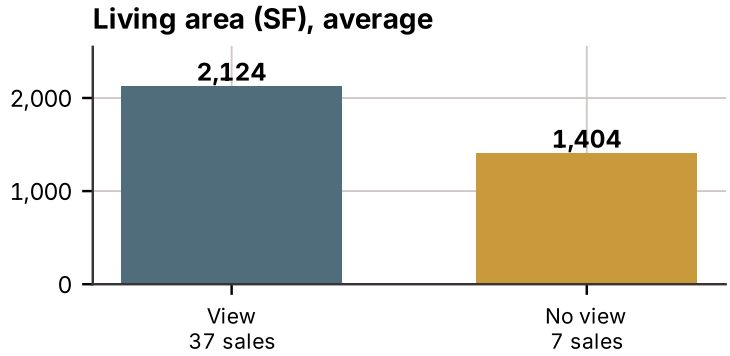
6.4 Homes with a view sell for about $242 per SF (133%) more than homes without a view



The average is **$424 per SF** for homes with a view and **$182 per SF** for homes without a view. Defined in 8.1.2.

✓ **Real difference** · large

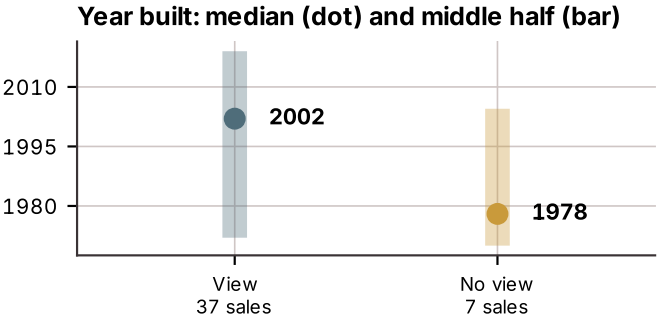
6.5 Living area: no clear difference



The average is **2,124 SF** for homes with a view and **1,404 SF** for homes without a view. Defined in 8.1.3.

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

6.6 Year built: no clear difference

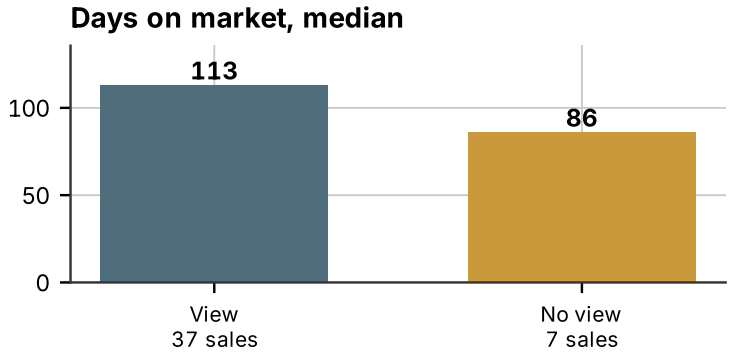


The median is **2002** for homes with a view and **1978** for homes without a view. Defined in 8.1.4.

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

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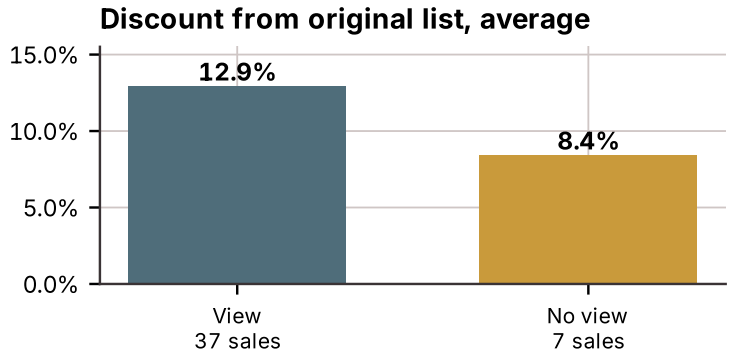
6.7 Days on market: no clear difference



The median is **113 days** for homes with a view and **86 days** for homes without a view. Defined in 8.1.5.

– No clear difference · could be chance

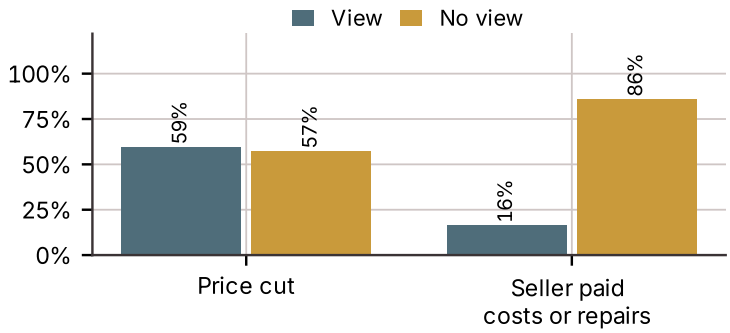
6.8 Discount from original list: no clear difference



The average is **12.9%** for homes with a view and **8.4%** 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.

- 59% of homes with a view had a price cut before sale, against 57% of homes without a view. Defined in 8.1.7.
- 16% of homes with a view had the seller pay closing costs or repairs, against 86% 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: ✓ **Real difference** · large

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6.10 The numbers: price and size

	View 37 sales	No view 7 sales	All 44 sales	Real difference?
Net sale price average	$991,833	$250,585	$873,907	✓ large
Net price per SF average	$424	$182	$385	✓ large
Living area average	2,124	1,404	2,010	unclear
Year built median	2002	1978	2002	unclear

6.11 The numbers: selling

	View 37 sales	No view 7 sales	All 44 sales	Real difference?
Days on market median	113	86	110	unclear
Discount from original list average	12.9%	8.4%	12.2%	unclear
Price cut before sale	59%	57%	59%	unclear
Seller paid closing costs or repairs	16%	86%	27%	✓ 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 8.3.4.

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7. New construction

Basic statistics · 8 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: 8 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 Granite Shoals.

Measure	Average	Median
Sales		8
Net sale price	**$809,188**	$356,250
Net price per SF	**$338**	$211
Living area (SF)	**1,920**	1,594
Days on market	**207**	190
Discount from original list	**7.6%**	6.2%
Price cut before sale		75% of sales
Seller paid closing costs or repairs		25% of sales
Year built		2023–2025

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 47 resale sales. Average $858,285; median $565,000; standard deviation $881,362; middle half (25th–75th percentile) $287,500–$947,500; lowest $96,000, highest $4,250,000. 14 sales had a seller payment; their median payment was $7,088.

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 47 resale sales. Average $381; median $317; standard deviation $225; middle half (25th–75th percentile) $197–$549; lowest $56, highest $878.

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 47 resale sales. Average 2,003; median 1,715; standard deviation 916; middle half (25th–75th percentile) 1,408–2,258; lowest 836, highest 4,901.

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 47 resale sales. Average 1996; median 2002; standard deviation 22; middle half (25th–75th percentile) 1972–2017; lowest 1964, 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 47 resale sales. Average 151; median 113; standard deviation 135; middle half (25th–75th percentile) 53–216; lowest 5, highest 663. 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 47 resale sales. Average 12.1%; median 9.4%; standard deviation 10.1%; middle half (25th–75th percentile) 4.6%–16.5%; lowest 0.0%, highest 48.7%. 0 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 27 of 47 resale sales (57.4%).

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 14 of 47 resale sales (29.8%).

8.1.9 Has a view

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

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

The data 37 sales with a view, 7 without, 3 unclassified. Most common View entries: Lake 26, Hill Country 12, Water 8, Trees/Woods 6, Neighborhood 5, None 4, Panoramic 4, Canal 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 13:45 UTC), every field. Filter: StandardStatus = Closed, PropertyType = Residential, City = Granite Shoals.

The data Pulled November 22, 2026: 56 closed Granite Shoals records over the prior year. ZIP codes: 1, the most sales in 78654.

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

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

The data 55 single-family sales in the window: 47 resale, 8 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 47 resale; 8 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 1 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 $295K”.

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 $295K: $96,000–$280,000 (12 sales); $295K–$565K: $295,000–$565,000 (12 sales); $573K–$940K: $573,000–$940,000 (11 sales); Over $940K: $955,000–$4,250,000 (12 sales)
Quartiles by living area: Under 1,411 SF: 836–1,405 SF (12 sales); 1,411–1,715 SF: 1,411–1,715 SF (12 sales); 1,811–2,236 SF: 1,811–2,236 SF (11 sales); Over 2,236 SF: 2,280–4,901 SF (12 sales)
Quartiles by year built: Before 1972: 1964–1971 (11 sales); 1972–2000: 1972–2000 (12 sales); 2002–2016: 2002–2016 (12 sales); After 2016: 2018–2025 (12 sales)
View and no view: View: MLS lists a view (37 sales); No view: None or Neighborhood (7 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 $858,285, median $565,000. Days on market: average 151, median 113: 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 8 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 = 32.01	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.696$	large
Living area	Kruskal–Wallis	H = 23.21	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.505$	large
Year built	Kruskal–Wallis	H = 13.57	3	0.0036	p < 0.0063	**Yes**	$\varepsilon^2 = 0.295$	large
Days on market	Kruskal–Wallis	H = 1.93	3	0.5875	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.042$	small
Discount from original list	Kruskal–Wallis	H = 2.11	3	0.5507	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.046$	small
Price cut before sale	Chi-square	$\chi^2 = 1.82$	3	0.6115	p < 0.0063	**Unclear**	Cramér's V = 0.197	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 11.18$	3	0.0108	p < 0.0063	**Unclear**	Cramér's V = 0.488	medium
Has a view	Chi-square	$\chi^2 = 14.16$	3	0.0027	p < 0.0063	**Yes**	Cramér's V = 0.549	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 = 24.00	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.522$	large
Net price per SF	Kruskal–Wallis	H = 11.47	3	0.0094	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.249$	large
Year built	Kruskal–Wallis	H = 8.38	3	0.0388	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.182$	large
Days on market	Kruskal–Wallis	H = 8.87	3	0.0311	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.193$	large
Discount from original list	Kruskal–Wallis	H = 2.47	3	0.4812	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.054$	small
Price cut before sale	Chi-square	$\chi^2 = 5.16$	3	0.1603	p < 0.0063	**Unclear**	Cramér's V = 0.331	medium
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 8.86$	3	0.0312	p < 0.0063	**Unclear**	Cramér's V = 0.434	medium
Has a view	Chi-square	$\chi^2 = 2.40$	3	0.4929	p < 0.0063	**Unclear**	Cramér's V = 0.226	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 = 1.93	3	0.5865	p < 0.0063	**Unclear**	ε^2 = 0.042	small
Net price per SF	Kruskal–Wallis	H = 1.81	3	0.6135	p < 0.0063	**Unclear**	ε^2 = 0.039	small
Living area	Kruskal–Wallis	H = 10.37	3	0.0157	p < 0.0063	**Unclear**	ε^2 = 0.225	large
Days on market	Kruskal–Wallis	H = 0.33	3	0.9534	p < 0.0063	**Unclear**	ε^2 = 0.007	negligible
Discount from original list	Kruskal–Wallis	H = 0.56	3	0.9052	p < 0.0063	**Unclear**	ε^2 = 0.012	small
Price cut before sale	Chi-square	χ^2 = 0.05	3	0.9971	p < 0.0063	**Unclear**	Cramér's V = 0.032	negligible
Seller paid closing costs or repairs	Chi-square	χ^2 = 1.72	3	0.6321	p < 0.0063	**Unclear**	Cramér's V = 0.191	small
Has a view	Chi-square	χ^2 = 1.63	3	0.6515	p < 0.0063	**Unclear**	Cramér's V = 0.187	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 = 234.00	—	0.0008	p < 0.0063	**Yes**	rank-biserial r = 0.807	large
Net price per SF	Mann–Whitney U	U = 221.00	—	0.0021	p < 0.0063	**Yes**	rank-biserial r = 0.707	large
Living area	Mann–Whitney U	U = 197.00	—	0.0316	p < 0.0063	**Unclear**	rank-biserial r = 0.521	large
Year built	Mann–Whitney U	U = 166.50	—	0.2413	p < 0.0063	**Unclear**	rank-biserial r = 0.286	small
Days on market	Mann–Whitney U	U = 143.00	—	0.6765	p < 0.0063	**Unclear**	rank-biserial r = 0.104	small
Discount from original list	Mann–Whitney U	U = 157.00	—	0.3862	p < 0.0063	**Unclear**	rank-biserial r = 0.212	small
Price cut before sale	Chi-square	χ^2 = 0.01	1	0.9090	p < 0.0063	**Unclear**	Cramér's V = 0.017	negligible
Seller paid closing costs or repairs	Chi-square	χ^2 = 14.33	1	0.0002	p < 0.0063	**Yes**	Cramér's V = 0.571	large

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8.4 Data notes

Left out of the analysis: 8 new-construction sales (basic statistics only, section 7); 1 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 47 closed MLS resale sales; the 8 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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