Marble Falls

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
84	**$528,925**	**$246**	**98 days**
single-family resale homes	average $738,814	average $288	average 148 days

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1. Summary

Resale homes · 84 sales · November 22, 2025 – November 21, 2026

This study looks at the **84 resale homes** sold in Marble Falls in the **365 days** to November 21, 2026. A full year is used because only 49 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.

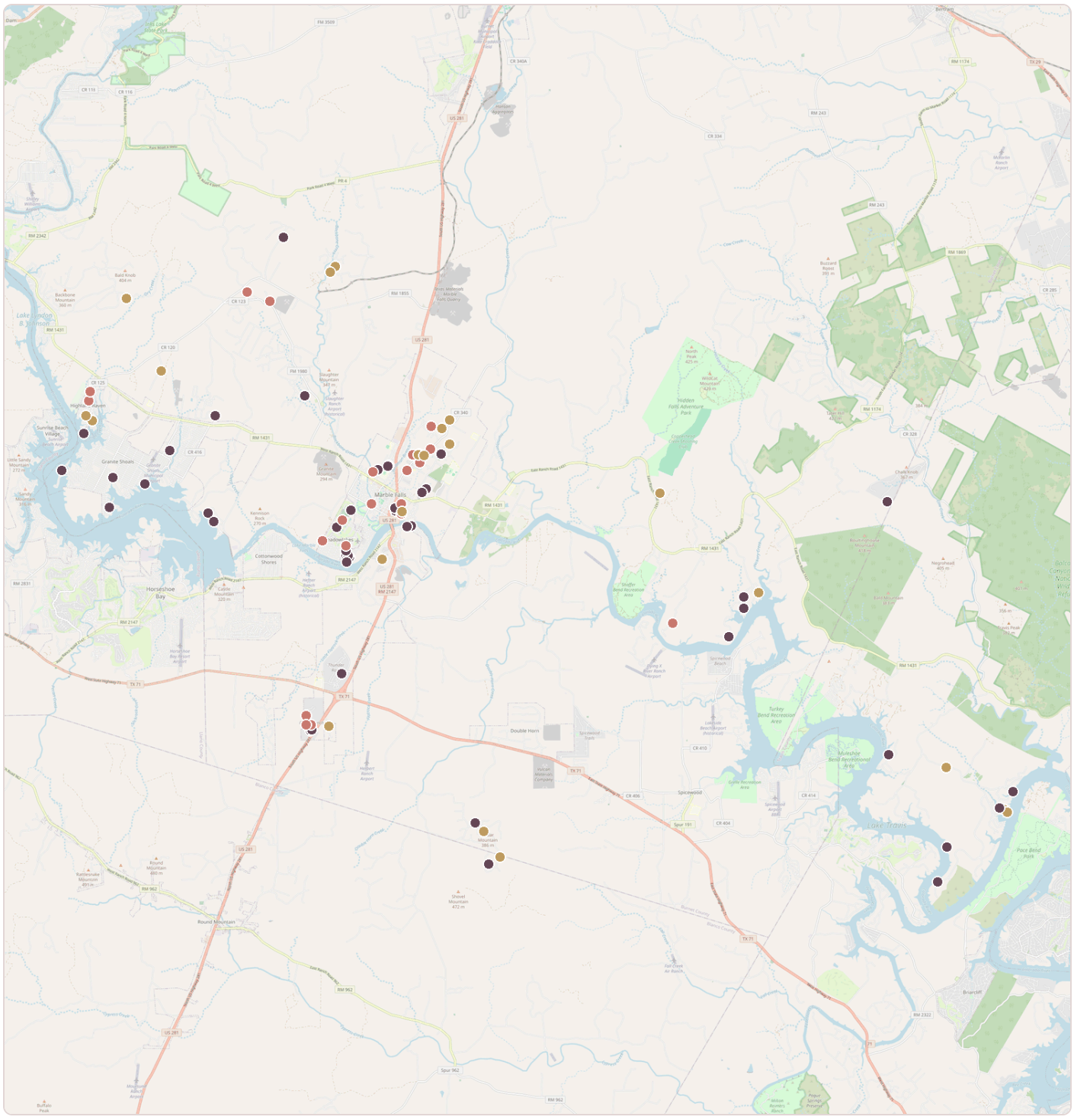
Each comparison has its own section (3–6) with everything about it in one place: the key differences, a table of every measure at a glance, the charts and the numbers.

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2. Where the resale homes sold

84 resale homes · colored by price range

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



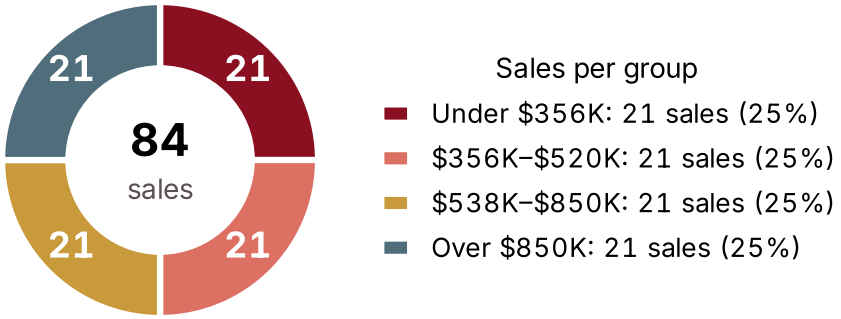
● Under $356K · 21 sales ● $356K–$520K · 21 sales ● $538K–$850K · 21 sales ● Over $850K · 21 sales

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3. Quartiles by net sale price

Resale homes · 84 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 $850K sell for about $305 per SF (181%) more than homes under $356K.
- Homes over $850K are about 1,820 SF (117%) larger than homes under $356K.
- 100% of homes over $850K have a view, against 38% of homes under $356K.

3.1 Key differences

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

Under $356K $356K–$520K $538K–$850K Over $850K

Higher-priced homes Over $850K

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

Lower-priced homes Under $356K

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

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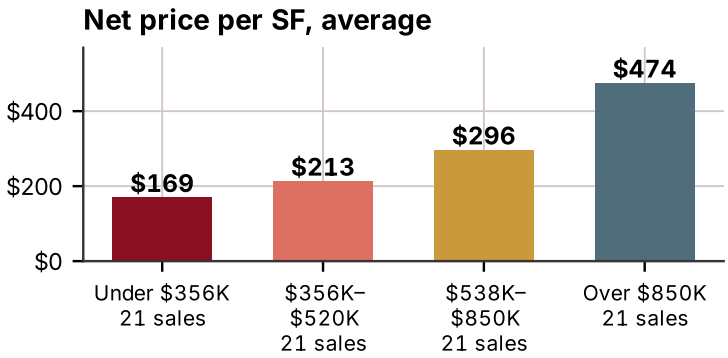
3.2 At a glance

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 $356K	$356K–$520K	$538K–$850K	Over $850K	Real difference?
Net price per SF	$169 per SF **Lowest**	$213 per SF	$296 per SF	$474 per SF **Highest**	✓ large
Living area	1,557 SF **Smallest**	2,050 SF	2,362 SF	3,382 SF **Largest**	✓ large
Year built	1986	2000	2006	2007	unclear
Days on market	107 days	98 days	137 days	81 days	unclear
Discount from original list	13.4%	9.4%	13.8%	11.8%	unclear
Price cut before sale	52%	48%	62%	43%	unclear
Seller paid closing costs or repairs	57%	62%	67%	29%	unclear
Has a view	38% **Fewest**	57%	86%	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 $850K sell for about $305 per SF (181%) more than homes under $356K

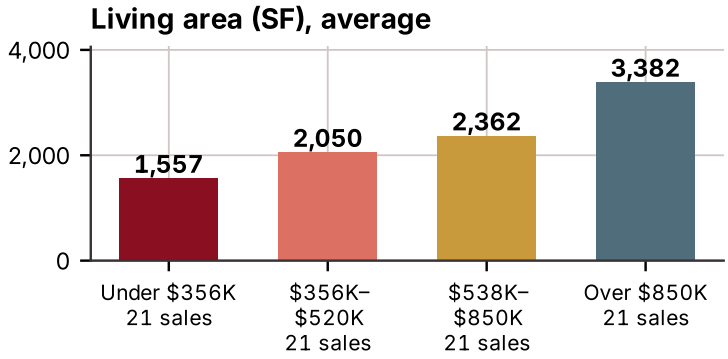


The average is **$474 per SF** for homes over $850K and **$169 per SF** for homes under $356K. It rises step by step from the lowest range to the highest. Defined in 8.1.2.

✓ **Real difference** · large

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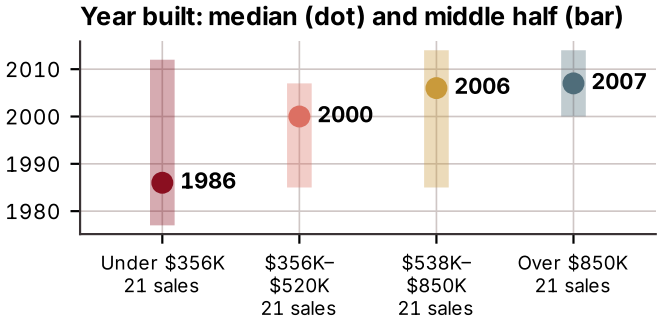
3.4 Homes over $850K are about 1,820 SF (117%) larger than homes under $356K



The average is **3,382 SF** for homes over $850K and **1,557 SF** for homes under $356K. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

✓ **Real difference** · large

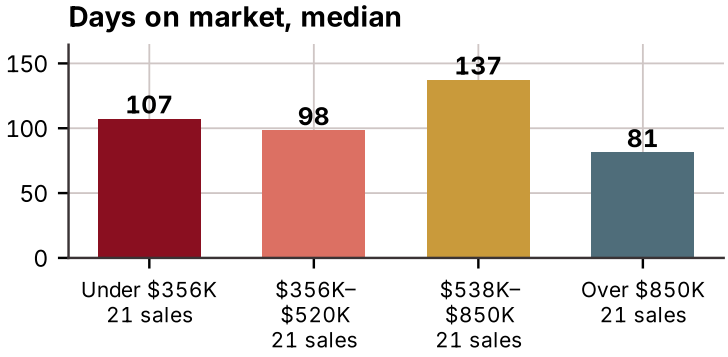
3.5 Year built: no clear difference



The median is **2007** for homes over $850K and **1986** for homes under $356K. It rises step by step from the lowest range to the highest. Defined in 8.1.4.

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

3.6 Days on market: no clear difference

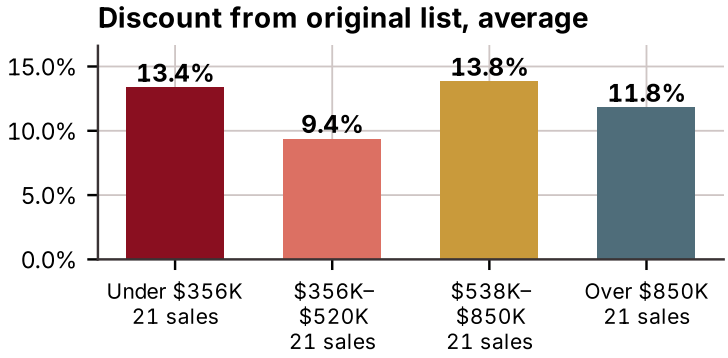


The median is **81 days** for homes over $850K and **107 days** for homes under $356K. It does not move in a straight line; homes $538K–$850K are highest. Defined in 8.1.5.

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

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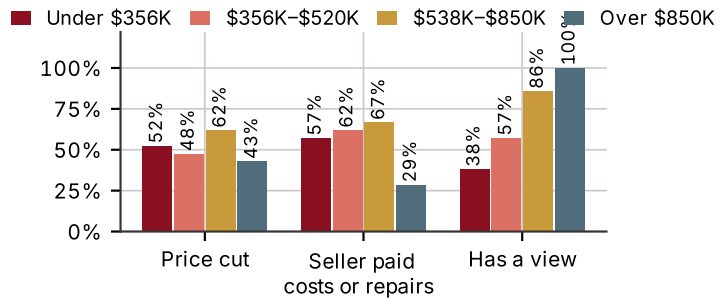
3.7 Discount from original list: no clear difference



The average is **11.8%** for homes over $850K and **13.4%** for homes under $356K. It does not move in a straight line; homes $538K–$850K 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.

- 43% of homes over $850K had a price cut before sale, against 52% of homes under $356K. Defined in 8.1.7.
- 29% of homes over $850K had the seller pay closing costs or repairs, against 57% of homes under $356K. Defined in 8.1.8.
- 100% of homes over $850K have a view, against 38% of homes under $356K. 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 $356K 21 sales	$356K–$520K 21 sales	$538K–$850K 21 sales	Over $850K 21 sales	All 84 sales	Real difference?
Net sale price average	$257,558	$425,542	$676,220	$1,595,938	$738,814	by design
Net price per SF average	$169	$213	$296	$474	$288	✓ large
Living area average	1,557	2,050	2,362	3,382	2,338	✓ large
Year built median	1986	2000	2006	2007	2002	unclear

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3.10 The numbers: selling

	Under $356K 21 sales	$356K–$520K 21 sales	$538K–$850K 21 sales	Over $850K 21 sales	All 84 sales	Real difference?
Days on market median	107	98	137	81	98	unclear
Discount from original list average	13.4%	9.4%	13.8%	11.8%	12.1%	unclear
Price cut before sale	52%	48%	62%	43%	51%	unclear
Seller paid closing costs or repairs	57%	62%	67%	29%	54%	unclear
Has a view	38%	57%	86%	100%	70%	✓ large

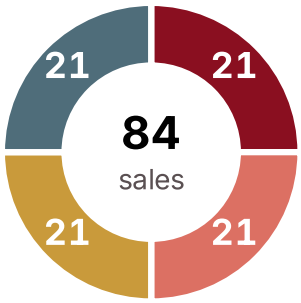
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.1.

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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 1,809 SF: 21 sales (25%)
- 1,809–2,170 SF: 21 sales (25%)
- 2,211–2,710 SF: 21 sales (25%)
- Over 2,710 SF: 21 sales (25%)

Bottom line

- Homes over 2,710 SF sell for about $1.14M (356%) more than homes under 1,809 SF.
- 95% of homes over 2,710 SF have a view, against 48% of homes under 1,809 SF.
- Homes over 2,710 SF sell for about $172 per SF (77%) more than homes under 1,809 SF.
- Homes over 2,710 SF are about 27 years newer than homes under 1,809 SF.

4.1 Key differences

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

Under 1,809 SF · 1,809–2,170 SF · 2,211–2,710 SF · Over 2,710 SF

Larger homes Over 2,710 SF

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

Smaller homes Under 1,809 SF

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

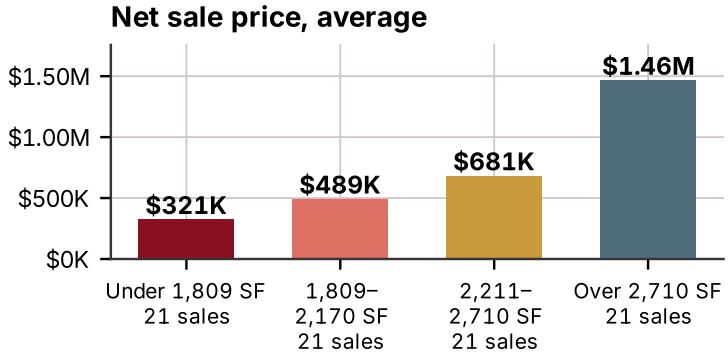
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4.2 At a glance

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 1,809 SF	1,809–2,170 SF	2,211–2,710 SF	Over 2,710 SF	Real difference?
Net sale price	$321K **Lowest**	$489K	$681K	$1.46M **Highest**	✓ large
Net price per SF	$224 per SF **Lowest**	$248 per SF	$283 per SF	$396 per SF **Highest**	✓ large
Year built	1980 **Oldest**	2007	2000	2007 **Newest**	✓ large
Days on market	107 days	94 days	117 days	77 days	unclear
Discount from original list	14.3%	10.0%	13.6%	10.5%	unclear
Price cut before sale	43%	62%	62%	38%	unclear
Seller paid closing costs or repairs	67%	57%	48%	43%	unclear
Has a view	48% **Fewest**	62%	76%	95% **Most**	✓ medium

4.3 Homes over 2,710 SF sell for about $1.14M (356%) more than homes under 1,809 SF



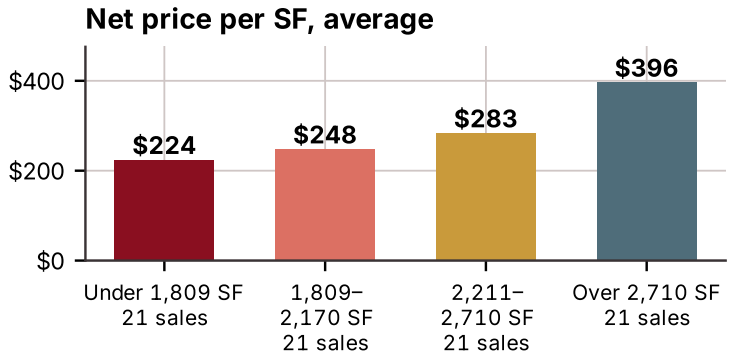
The average is **$1.46M** for homes over 2,710 SF and **$321K** for homes under 1,809 SF. It rises step by step from the lowest range to the highest.

Defined in 8.1.1.

✓ **Real difference** · large

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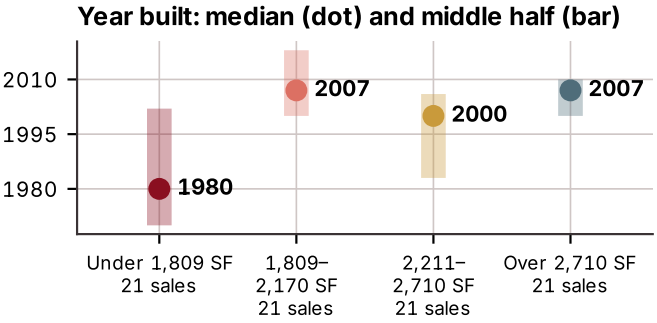
4.4 Homes over 2,710 SF sell for about $172 per SF (77%) more than homes under 1,809 SF



The average is **$396 per SF** for homes over 2,710 SF and **$224 per SF** for homes under 1,809 SF. It rises step by step from the lowest range to the highest. Defined in 8.1.2.

✓ **Real difference** · large

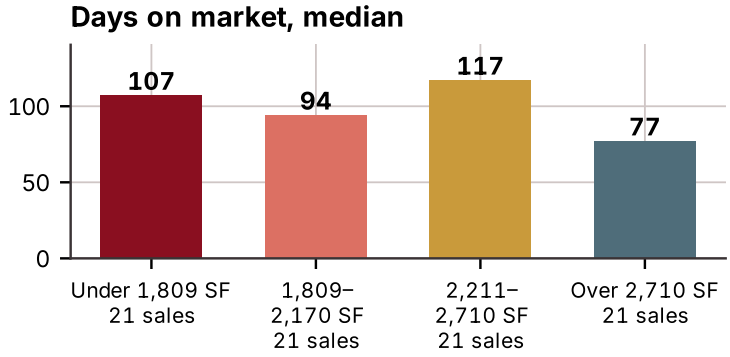
4.5 Homes over 2,710 SF are about 27 years newer than homes under 1,809 SF



The median is **2007** for homes over 2,710 SF and **1980** for homes under 1,809 SF. It does not move in a straight line; homes 1,809–2,170 SF are highest. Defined in 8.1.4.

✓ **Real difference** · large

4.6 Days on market: no clear difference

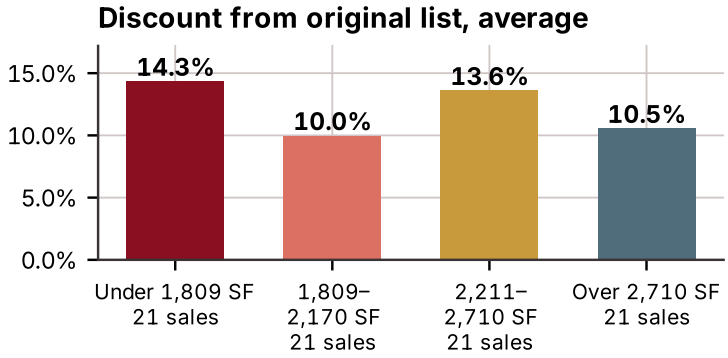


The median is **77 days** for homes over 2,710 SF and **107 days** for homes under 1,809 SF. It does not move in a straight line; homes 2,211–2,710 SF are highest. Defined in 8.1.5.

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

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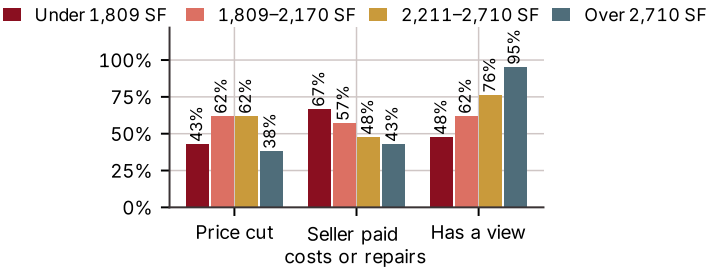
4.7 Discount from original list: no clear difference



The average is **10.5%** for homes over 2,710 SF and **14.3%** for homes under 1,809 SF. It does not move in a straight line; homes under 1,809 SF are 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.

- 38% of homes over 2,710 SF had a price cut before sale, against 43% of homes under 1,809 SF. Defined in 8.1.7.
- 43% of homes over 2,710 SF had the seller pay closing costs or repairs, against 67% of homes under 1,809 SF. Defined in 8.1.8.
- 95% of homes over 2,710 SF have a view, against 48% of homes under 1,809 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** · medium

4.9 The numbers: price and size

	Under 1,809 SF 21 sales	1,809–2,170 SF 21 sales	2,211–2,710 SF 21 sales	Over 2,710 SF 21 sales	All 84 sales	Real difference?
Net sale price average	$321,276	$489,458	$680,581	$1,463,943	$738,814	✓ large
Net price per SF average	$224	$248	$283	$396	$288	✓ large
Living area average	1,393	1,977	2,399	3,582	2,338	by design
Year built median	1980	2007	2000	2007	2002	✓ large

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4.10 The numbers: selling

	Under 1,809 SF 21 sales	1,809–2,170 SF 21 sales	2,211–2,710 SF 21 sales	Over 2,710 SF 21 sales	All 84 sales	Real difference?
Days on market median	107	94	117	77	98	unclear
Discount from original list average	14.3%	10.0%	13.6%	10.5%	12.1%	unclear
Price cut before sale	43%	62%	62%	38%	51%	unclear
Seller paid closing costs or repairs	67%	57%	48%	43%	54%	unclear
Has a view	48%	62%	76%	95%	70%	✓ medium

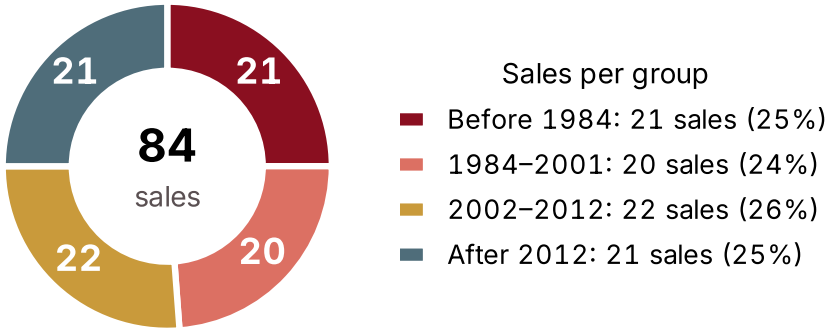
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.2.

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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.

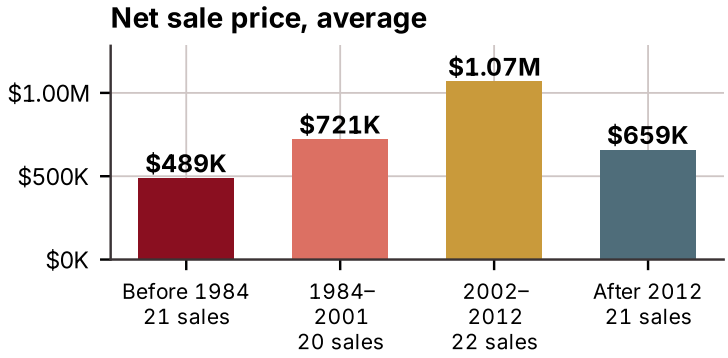
5.2 At a glance

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 1984	1984–2001	2002–2012	After 2012	Real difference?
Net sale price	$489K	$721K	$1.07M	$659K	unclear
Net price per SF	$243 per SF	$300 per SF	$329 per SF	$278 per SF	unclear
Living area	1,918 SF	2,157 SF	2,906 SF	2,335 SF	unclear
Days on market	120 days	78 days	99 days	107 days	unclear
Discount from original list	18.0%	9.9%	12.0%	8.5%	unclear
Price cut before sale	52%	50%	55%	48%	unclear
Seller paid closing costs or repairs	57%	65%	41%	52%	unclear
Has a view	67%	65%	86%	62%	unclear

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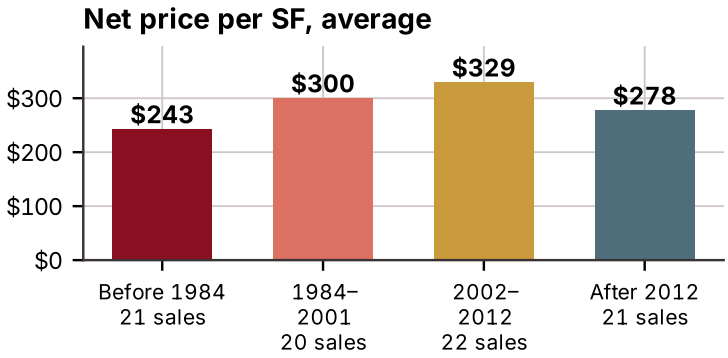
5.3 Net sale price: no clear difference



The average is **$659K** for homes built after 2012 and **$489K** for homes built before 1984. It does not move in a straight line; homes built 2002–2012 are highest. Defined in 8.1.1.

– No clear difference · could be chance

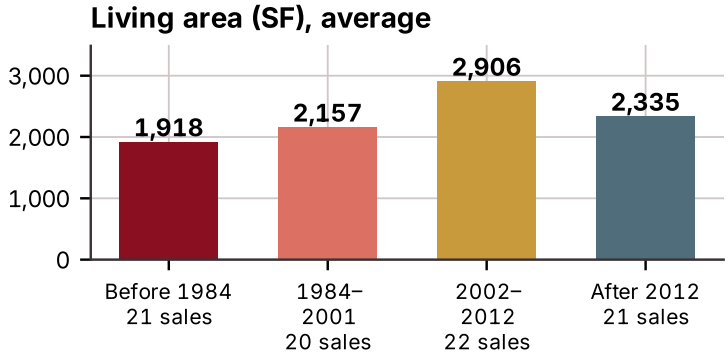
5.4 Net price per SF: no clear difference



The average is **$278 per SF** for homes built after 2012 and **$243 per SF** for homes built before 1984. It does not move in a straight line; homes built 2002–2012 are highest. Defined in 8.1.2.

– No clear difference · could be chance

5.5 Living area: no clear difference

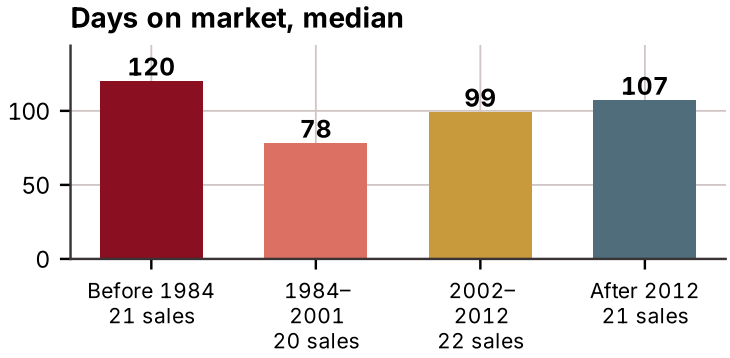


The average is **2,335 SF** for homes built after 2012 and **1,918 SF** for homes built before 1984. It does not move in a straight line; homes built 2002–2012 are highest. Defined in 8.1.3.

– No clear difference · could be chance

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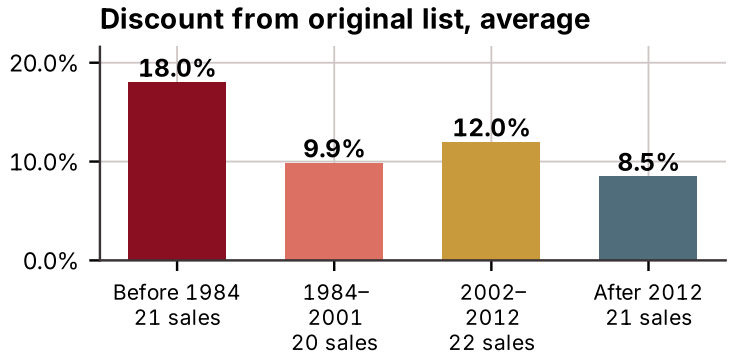
5.6 Days on market: no clear difference



The median is **107 days** for homes built after 2012 and **120 days** for homes built before 1984. It does not move in a straight line; homes built before 1984 are highest. Defined in 8.1.5.

– No clear difference · could be chance

5.7 Discount from original list: no clear difference

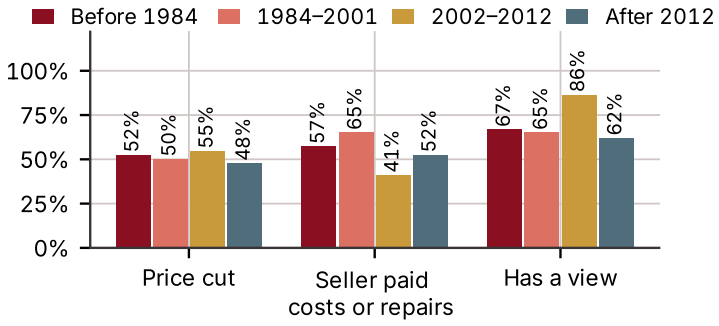


The average is **8.5%** for homes built after 2012 and **18.0%** for homes built before 1984. It does not move in a straight line; homes built before 1984 are highest. Defined in 8.1.6.

– 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.

- 48% of homes built after 2012 had a price cut before sale, against 52% of homes built before 1984. Defined in 8.1.7.
- 52% of homes built after 2012 had the seller pay closing costs or repairs, against 57% of homes built before 1984. Defined in 8.1.8.
- 62% of homes built after 2012 have a view, against 67% of homes built before 1984. 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 1984 21 sales	1984–2001 20 sales	2002–2012 22 sales	After 2012 21 sales	All 84 sales	Real difference?
Net sale price average	$489,311	$721,349	$1,068,675	$659,383	$738,814	unclear
Net price per SF average	$243	$300	$329	$278	$288	unclear
Living area average	1,918	2,157	2,906	2,335	2,338	unclear
Year built median	1970	1997	2007	2019	2002	by design

5.10 The numbers: selling

	Before 1984 21 sales	1984–2001 20 sales	2002–2012 22 sales	After 2012 21 sales	All 84 sales	Real difference?
Days on market median	120	78	99	107	98	unclear
Discount from original list average	18.0%	9.9%	12.0%	8.5%	12.1%	unclear
Price cut before sale	52%	50%	55%	48%	51%	unclear
Seller paid closing costs or repairs	57%	65%	41%	52%	54%	unclear
Has a view	67%	65%	86%	62%	70%	unclear

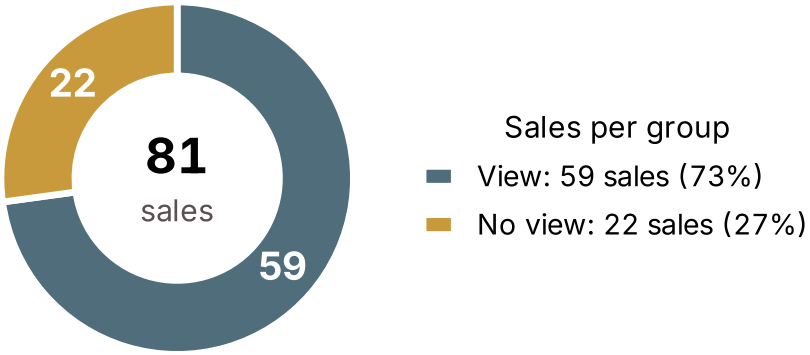
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.3.

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6. View and no view

Resale homes · 84 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 $547K (157%) more than homes without a view.
- Homes with a view sell for about $140 per SF (75%) more than homes without a view.
- Homes with a view are about 630 SF (33%) 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 larger.

Homes without a view no view listed

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

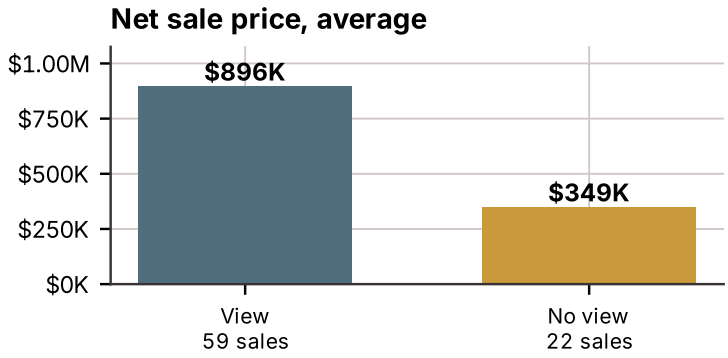
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6.2 At a glance

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	$896K **Highest**	$349K **Lowest**	✓ large
Net price per SF	$326 per SF **Highest**	$187 per SF **Lowest**	✓ large
Living area	2,524 SF **Largest**	1,894 SF **Smallest**	✓ medium
Year built	2002	1992	unclear
Days on market	99 days	87 days	unclear
Discount from original list	13.1%	9.4%	unclear
Price cut before sale	54%	41%	unclear
Seller paid closing costs or repairs	54%	55%	unclear

6.3 Homes with a view sell for about $547K (157%) more than homes without a view

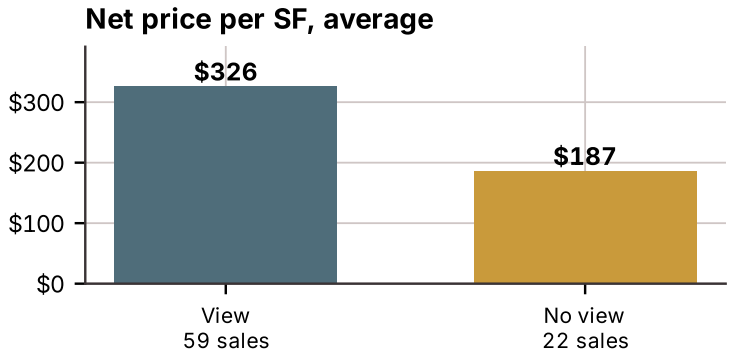


The average is **$896K** for homes with a view and **$349K** for homes without a view. Defined in 8.1.1.

✓ **Real difference** · large

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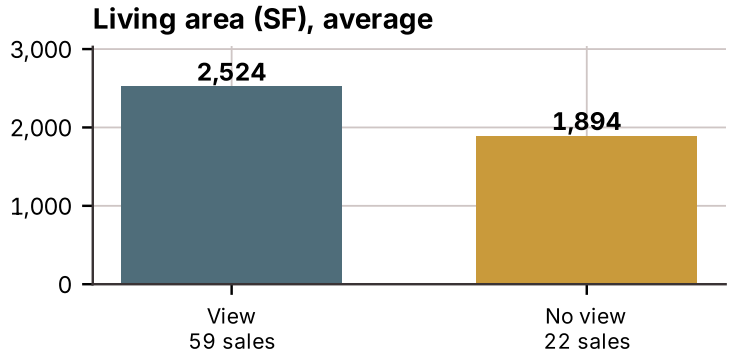
6.4 Homes with a view sell for about $140 per SF (75%) more than homes without a view



The average is **$326 per SF** for homes with a view and **$187 per SF** for homes without a view. Defined in 8.1.2.

✓ **Real difference** · large

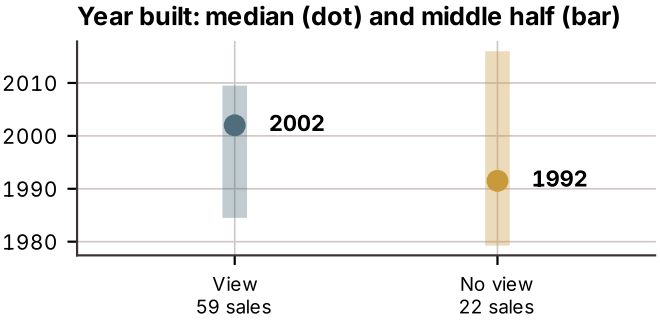
6.5 Homes with a view are about 630 SF (33%) larger than homes without a view



The average is **2,524 SF** for homes with a view and **1,894 SF** for homes without a view. Defined in 8.1.3.

✓ **Real difference** · medium

6.6 Year built: no clear difference

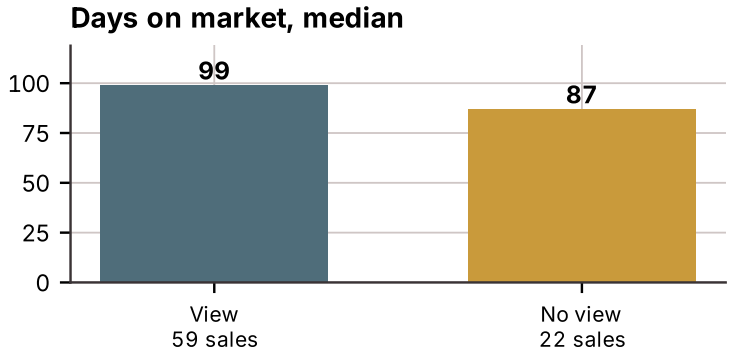


The median is **2002** for homes with a view and **1992** for homes without a view. Defined in 8.1.4.

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

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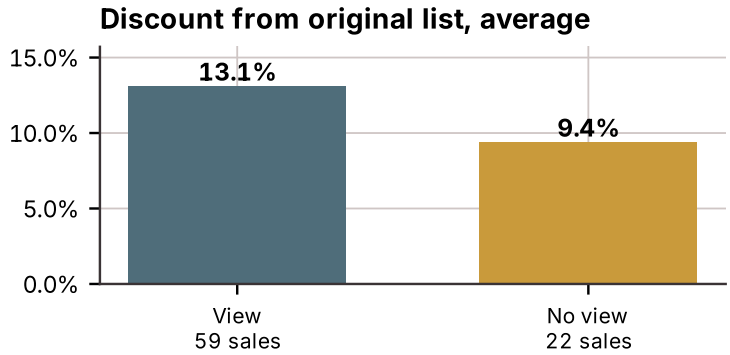
6.7 Days on market: no clear difference



The median is **99 days** for homes with a view and **87 days** for homes without a view. Defined in 8.1.5.

– No clear difference · could be chance

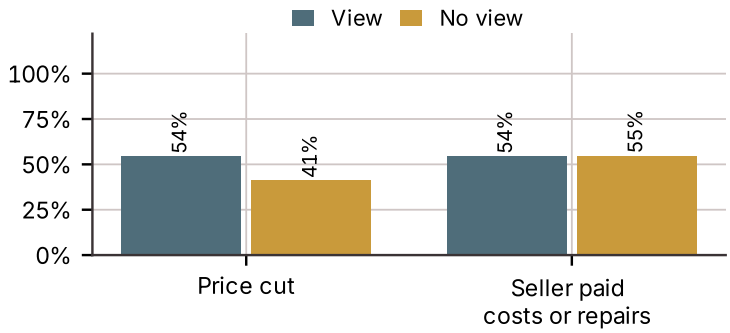
6.8 Discount from original list: no clear difference



The average is **13.1%** for homes with a view and **9.4%** 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.

- 54% of homes with a view had a price cut before sale, against 41% of homes without a view. Defined in 8.1.7.
- 54% of homes with a view had the seller pay closing costs or repairs, against 55% 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 59 sales	No view 22 sales	All 81 sales	Real difference?
Net sale price average	$896,070	$348,974	$747,476	✓ large
Net price per SF average	$326	$187	$288	✓ large
Living area average	2,524	1,894	2,353	✓ medium
Year built median	2002	1992	2001	unclear

6.11 The numbers: selling

	View 59 sales	No view 22 sales	All 81 sales	Real difference?
Days on market median	99	87	98	unclear
Discount from original list average	13.1%	9.4%	12.1%	unclear
Price cut before sale	54%	41%	51%	unclear
Seller paid closing costs or repairs	54%	55%	54%	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 · 112 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: 112 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 Marble Falls.

Measure	Average	Median
Sales		112
Net sale price	**$311,377**	$298,857
Net price per SF	**$153**	$142
Living area (SF)	**2,050**	1,991
Days on market	**120**	72
Discount from original list	**11.8%**	10.6%
Price cut before sale		74% of sales
Seller paid closing costs or repairs		69% 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 84 resale sales. Average $738,814; median $528,925; standard deviation $732,446; middle half (25th–75th percentile) $355,000–$853,750; lowest $67,500, highest $4,500,000. 45 sales had a seller payment; their median payment was $6,000.

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 84 resale sales. Average $288; median $246; standard deviation $178; middle half (25th–75th percentile) $189–$325; lowest $74, highest $1,377.

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 84 resale sales. Average 2,338; median 2,190; standard deviation 946; middle half (25th–75th percentile) 1,800–2,712; lowest 600, highest 6,095.

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 84 resale sales. Average 1996; median 2002; standard deviation 22; middle half (25th–75th percentile) 1984–2012; 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 84 resale sales. Average 148; median 98; standard deviation 159; middle half (25th–75th percentile) 51–200; lowest 3, highest 922. 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 84 resale sales. Average 12.1%; median 10.0%; standard deviation 10.3%; middle half (25th–75th percentile) 4.7%–17.1%; lowest −7.3%, highest 39.5%. 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 43 of 84 resale sales (51.2%).

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 45 of 84 resale sales (53.6%).

8.1.9 Has a view

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

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

The data 59 sales with a view, 22 without, 3 unclassified. Most common View entries: Hill Country 43, Lake 21, Trees/Woods 19, Neighborhood 19, None 13, Water 9, Panoramic 9, Rural 8.

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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 12:45 UTC), every field. Filter: StandardStatus = Closed, PropertyType = Residential, City = Marble Falls.

The data Pulled November 22, 2026: 205 closed Marble Falls records over the prior year. ZIP codes: 2, the most sales in 78654, 78666.

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

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

The data 196 single-family sales in the window: 84 resale, 112 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 84 resale; 112 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 6 sale(s) other than single-family homes (condo, townhome and similar); 3 sale(s) with concessions above 10% of 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 $356K”.

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 $356K: $67,500–$353,500 (21 sales); $356K–$520K: $355,500–$519,850 (21 sales); $538K–$850K: $538,000–$850,000 (21 sales); Over $850K: $865,000–$4,500,000 (21 sales)
Quartiles by living area: Under 1,809 SF: 600–1,775 SF (21 sales); 1,809–2,170 SF: 1,809–2,170 SF (21 sales); 2,211–2,710 SF: 2,211–2,710 SF (21 sales); Over 2,710 SF: 2,720–6,095 SF (21 sales)
Quartiles by year built: Before 1984: 1920–1983 (21 sales); 1984–2001: 1984–2001 (20 sales); 2002–2012: 2002–2012 (22 sales); After 2012: 2014–2025 (21 sales)
View and no view: View: MLS lists a view (59 sales); No view: None or Neighborhood (22 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 $738,814, median $528,925. Days on market: average 148, median 98: 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 10 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 = 59.71	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.719$	large
Living area	Kruskal–Wallis	H = 45.09	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.543$	large
Year built	Kruskal–Wallis	H = 4.27	3	0.2337	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.051$	small
Days on market	Kruskal–Wallis	H = 1.14	3	0.7682	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.014$	small
Discount from original list	Kruskal–Wallis	H = 1.69	3	0.6391	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.020$	small
Price cut before sale	Chi-square	$\chi^2 = 1.67$	3	0.6442	p < 0.0063	**Unclear**	Cramér's V = 0.141	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 7.42$	3	0.0597	p < 0.0063	**Unclear**	Cramér's V = 0.297	small
Has a view	Chi-square	$\chi^2 = 23.41$	3	< 0.0001	p < 0.0063	**Yes**	Cramér's V = 0.528	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 = 47.25	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.569$	large
Net price per SF	Kruskal–Wallis	H = 14.47	3	0.0023	p < 0.0063	**Yes**	$\varepsilon^2 = 0.174$	large
Year built	Kruskal–Wallis	H = 13.28	3	0.0041	p < 0.0063	**Yes**	$\varepsilon^2 = 0.160$	large
Days on market	Kruskal–Wallis	H = 2.17	3	0.5375	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.026$	small
Discount from original list	Kruskal–Wallis	H = 1.04	3	0.7918	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.013$	small
Price cut before sale	Chi-square	$\chi^2 = 3.95$	3	0.2664	p < 0.0063	**Unclear**	Cramér's V = 0.217	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 2.82$	3	0.4196	p < 0.0063	**Unclear**	Cramér's V = 0.183	small
Has a view	Chi-square	$\chi^2 = 12.47$	3	0.0059	p < 0.0063	**Yes**	Cramér's V = 0.385	medium

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8.3.3 Quartiles by year built

Measure	Test	Statistic	df	p-value	Threshold	Real difference?	Effect size	Size
Net sale price	Kruskal–Wallis	H = 8.10	3	0.0440	p < 0.0063	**Unclear**	ε^2 = 0.098	medium
Net price per SF	Kruskal–Wallis	H = 5.14	3	0.1619	p < 0.0063	**Unclear**	ε^2 = 0.062	medium
Living area	Kruskal–Wallis	H = 6.35	3	0.0958	p < 0.0063	**Unclear**	ε^2 = 0.077	medium
Days on market	Kruskal–Wallis	H = 1.17	3	0.7604	p < 0.0063	**Unclear**	ε^2 = 0.014	small
Discount from original list	Kruskal–Wallis	H = 6.64	3	0.0844	p < 0.0063	**Unclear**	ε^2 = 0.080	medium
Price cut before sale	Chi-square	χ^2 = 0.23	3	0.9727	p < 0.0063	**Unclear**	Cramér's V = 0.052	negligible
Seller paid closing costs or repairs	Chi-square	χ^2 = 2.59	3	0.4596	p < 0.0063	**Unclear**	Cramér's V = 0.176	small
Has a view	Chi-square	χ^2 = 3.82	3	0.2810	p < 0.0063	**Unclear**	Cramér's V = 0.213	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 = 1,092.00	—	< 0.0001	p < 0.0063	**Yes**	rank-biserial r = 0.683	large
Net price per SF	Mann–Whitney U	U = 1,088.00	—	< 0.0001	p < 0.0063	**Yes**	rank-biserial r = 0.676	large
Living area	Mann–Whitney U	U = 925.50	—	0.0034	p < 0.0063	**Yes**	rank-biserial r = 0.426	medium
Year built	Mann–Whitney U	U = 699.50	—	0.5952	p < 0.0063	**Unclear**	rank-biserial r = 0.078	negligible
Days on market	Mann–Whitney U	U = 694.00	—	0.6365	p < 0.0063	**Unclear**	rank-biserial r = 0.069	negligible
Discount from original list	Mann–Whitney U	U = 788.50	—	0.1400	p < 0.0063	**Unclear**	rank-biserial r = 0.215	small
Price cut before sale	Chi-square	χ^2 = 1.14	1	0.2859	p < 0.0063	**Unclear**	Cramér's V = 0.119	small
Seller paid closing costs or repairs	Chi-square	χ^2 = 0.00	1	0.9802	p < 0.0063	**Unclear**	Cramér's V = 0.003	negligible

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8.4 Data notes

Left out of the analysis: 112 new-construction sales (basic statistics only, section 7); 6 sale(s) other than single-family homes (condo, townhome and similar); 3 sale(s) with concessions above 10% of price. Statistics: Python, NumPy 2.5.3, SciPy 1.18.1.

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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 84 closed MLS resale sales; the 112 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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