Burnet County

Texas

Resale homes · closed May 27 – Nov 22, 2026

Prepared for Buyers, sellers and agents

Prepared by ALEX Intelligence for ALEX Real Estate

Market Study · Resale Analysis

Version 2.4

November 23, 2026 · 7:01 AM CST

MARKET STUDY All analysis covers resale homes only. New construction appears once, in its own section.

RESALE SALES, 180 DAYS	MEDIAN NET SALE PRICE	MEDIAN NET PRICE PER SF	MEDIAN DAYS ON MARKET
244	**$492,500**	**$237**	**108 days**
single-family resale homes	average $704,105	average $287	average 157 days

Contents

1. Summary
2. Where the resale homes sold
3. Quartiles by net sale price
4. Quartiles by living area
5. Quartiles by year built
6. View and no view
7. New construction
8. Appendix: measures, methods and tests

© 2026 Alexander Tiffany Southwest, LLC

1. Summary

Resale homes · 244 sales · May 27, 2026 – November 22, 2026

This study looks at the **244 resale homes** sold in Burnet County in the **180 days** to November 22, 2026. 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.

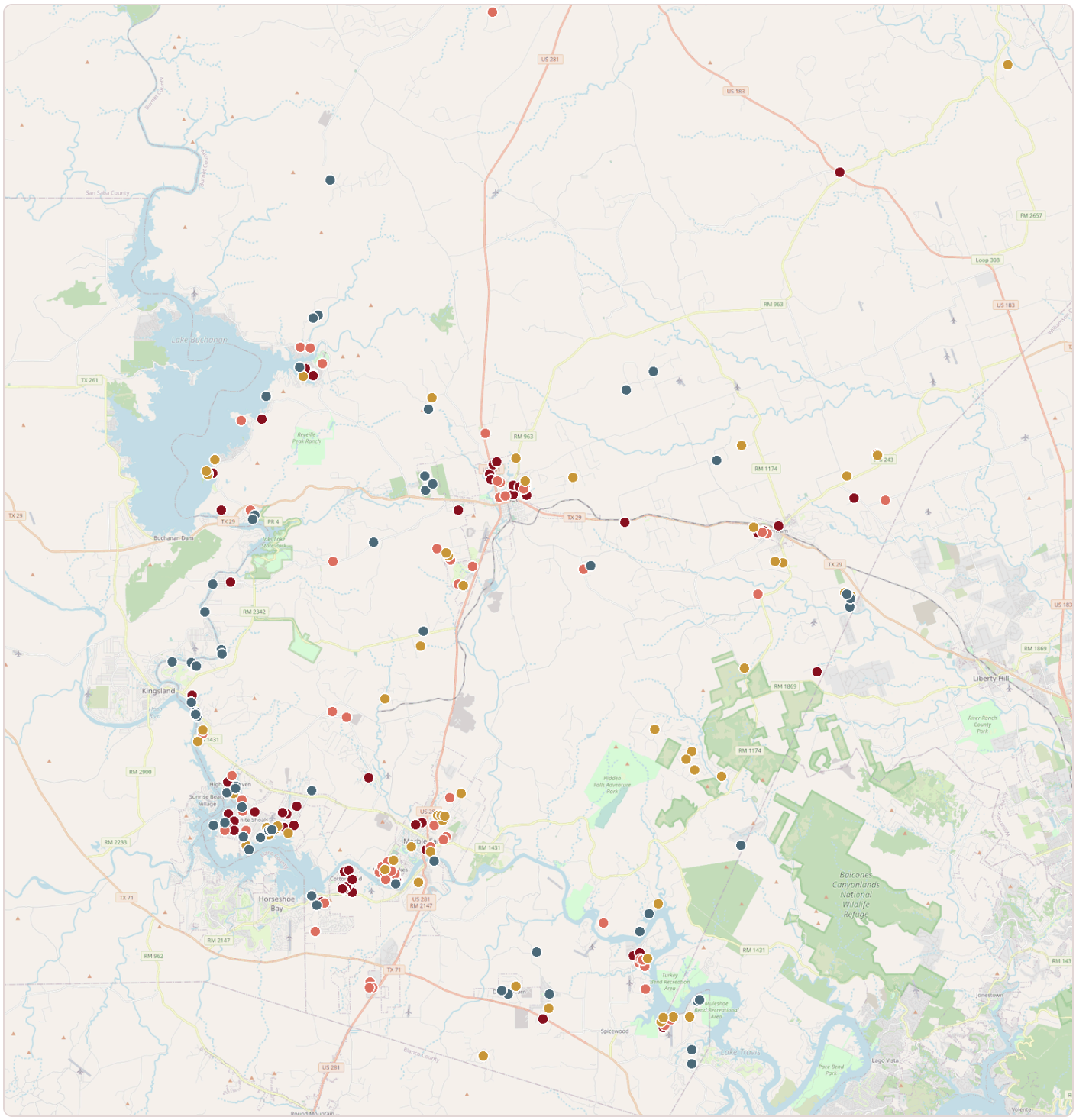
Each comparison has its own section (3–6) with everything about it in one place: the key differences, a table of every measure at a glance, the charts and the numbers.

© 2026 Alexander Tiffany Southwest, LLC

2. Where the resale homes sold

244 resale homes · colored by price range

Each dot is one resale home, colored by its price range. The map is drawn around the middle 99% of sales; 4 sales with map points far outside the area are left off it (they stay in every figure).



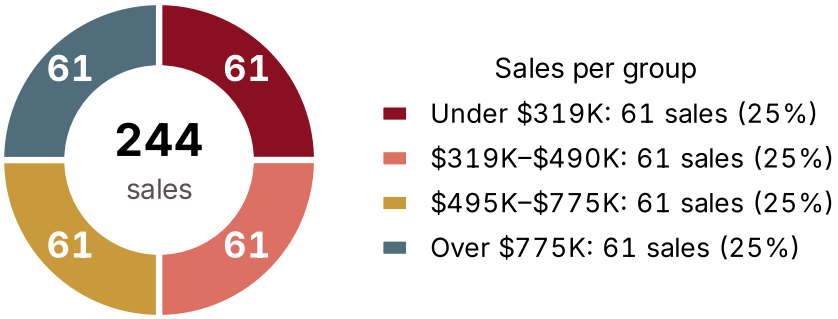
● Under $319K · 61 sales ● $319K–$490K · 61 sales ● $495K–$775K · 61 sales ● Over $775K · 61 sales

© 2026 Alexander Tiffany Southwest, LLC

3. Quartiles by net sale price

Resale homes · 244 sales · May 27, 2026 – November 22, 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 $775K sell for about $287 per SF (160%) more than homes under $319K.
- Homes over $775K are about 1,860 SF (131%) larger than homes under $319K.
- 98% of homes over $775K have a view, against 52% of homes under $319K.
- Homes over $775K are about 22 years newer than homes under $319K.

3.1 Key differences

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

Under $319K $319K–$490K $495K–$775K Over $775K

Higher-priced homes Over $775K

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

Lower-priced homes Under $319K

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

 © 2026 Alexander Tiffany Southwest, LLC

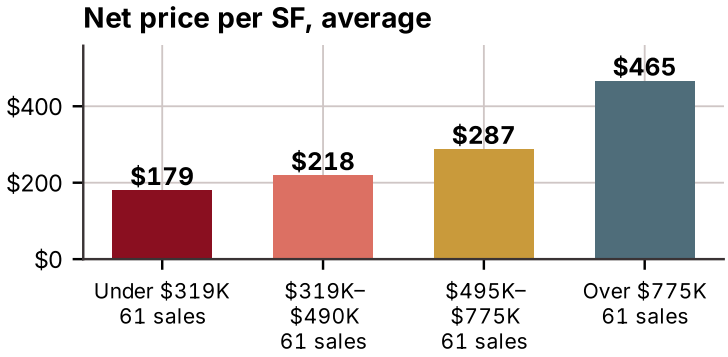
3.2 At a glance

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 $319K	$319K–$490K	$495K–$775K	Over $775K	Real difference?
Net price per SF	$179 per SF **Lowest**	$218 per SF	$287 per SF	$465 per SF **Highest**	✓ large
Living area	1,417 SF **Smallest**	1,875 SF	2,311 SF	3,279 SF **Largest**	✓ large
Year built	1986 **Oldest**	2000	2006	2008 **Newest**	✓ medium
Days on market	76 days	98 days	143 days	115 days	unclear
Discount from original list	11.7%	11.0%	11.3%	14.0%	unclear
Price cut before sale	64%	59%	59%	56%	unclear
Seller paid closing costs or repairs	59%	49%	44%	41%	unclear
Has a view	52% **Fewest**	75%	84%	98% **Most**	✓ medium

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

3.3 Homes over $775K sell for about $287 per SF (160%) more than homes under $319K

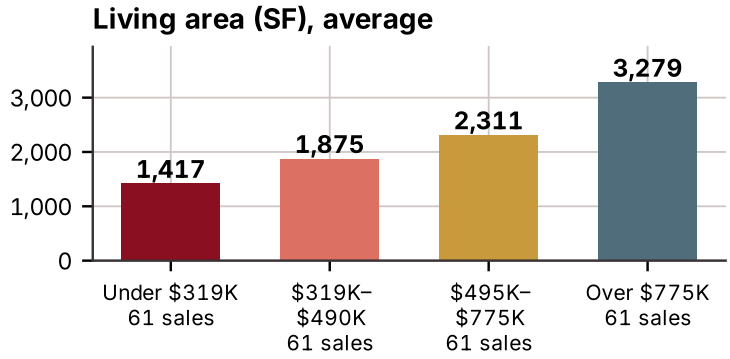


The average is **$465 per SF** for homes over $775K and **$179 per SF** for homes under $319K. It rises step by step from the lowest range to the highest. Defined in 8.1.2.

✓ **Real difference** · large

 © 2026 Alexander Tiffany Southwest, LLC

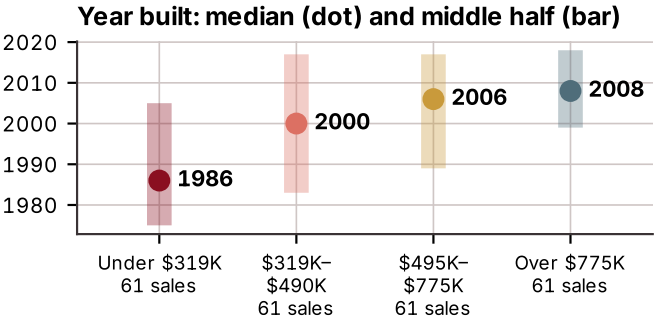
3.4 Homes over $775K are about 1,860 SF (131%) larger than homes under $319K



The average is **3,279 SF** for homes over $775K and **1,417 SF** for homes under $319K. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

✓ **Real difference** · large

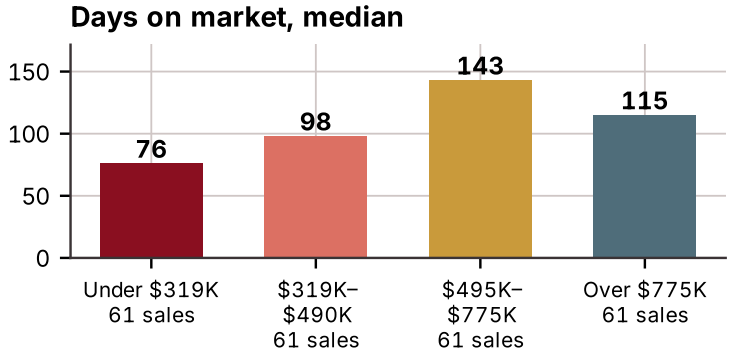
3.5 Homes over $775K are about 22 years newer than homes under $319K



The median is **2008** for homes over $775K and **1986** for homes under $319K. It rises step by step from the lowest range to the highest. Defined in 8.1.4.

✓ **Real difference** · medium

3.6 Days on market: no clear difference

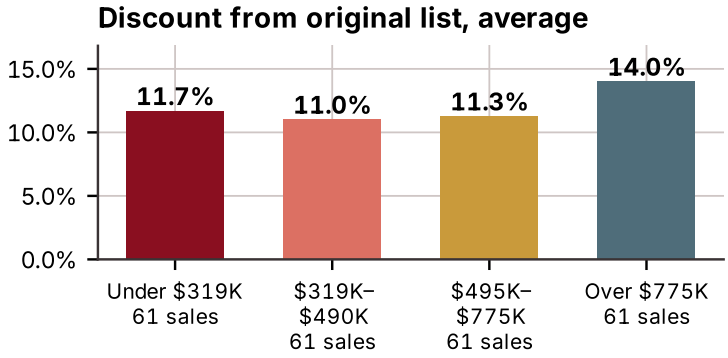


The median is **115 days** for homes over $775K and **76 days** for homes under $319K. It does not move in a straight line; homes $495K–$775K are highest. Defined in 8.1.5.

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

 © 2026 Alexander Tiffany Southwest, LLC

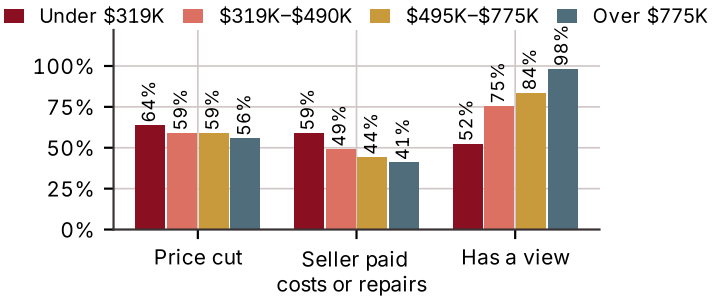
3.7 Discount from original list: no clear difference



The average is **14.0%** for homes over $775K and **11.7%** for homes under $319K. It does not move in a straight line; homes over $775K 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.

- 56% of homes over $775K had a price cut before sale, against 64% of homes under $319K. Defined in 8.1.7.
- 41% of homes over $775K had the seller pay closing costs or repairs, against 59% of homes under $319K. Defined in 8.1.8.
- 98% of homes over $775K have a view, against 52% of homes under $319K. Defined in 8.1.9.

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

3.9 The numbers: price and size

	Under $319K 61 sales	$319K–$490K 61 sales	$495K–$775K 61 sales	Over $775K 61 sales	All 244 sales	Real difference?
Net sale price average	$244,424	$395,492	$613,257	$1,563,246	$704,105	by design
Net price per SF average	$179	$218	$287	$465	$287	✓ large
Living area average	1,417	1,875	2,311	3,279	2,221	✓ large
Year built median	1986	2000	2006	2008	2003	✓ medium

© 2026 Alexander Tiffany Southwest, LLC

3.10 The numbers: selling

	Under $319K 61 sales	$319K–$490K 61 sales	$495K–$775K 61 sales	Over $775K 61 sales	All 244 sales	Real difference?
Days on market median	76	98	143	115	108	unclear
Discount from original list average	11.7%	11.0%	11.3%	14.0%	12.0%	unclear
Price cut before sale	64%	59%	59%	56%	59%	unclear
Seller paid closing costs or repairs	59%	49%	44%	41%	48%	unclear
Has a view	52%	75%	84%	98%	77%	✓ medium

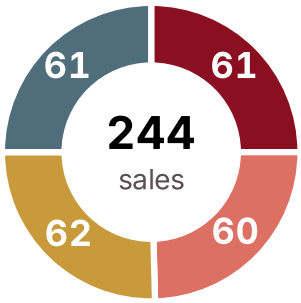
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.1.

© 2026 Alexander Tiffany Southwest, LLC

4. Quartiles by living area

Resale homes · 244 sales · May 27, 2026 – November 22, 2026

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



Sales per group

- Under 1,582 SF: 61 sales (25%)
- 1,582–1,975 SF: 60 sales (25%)
- 1,976–2,549 SF: 62 sales (25%)
- Over 2,549 SF: 61 sales (25%)

Bottom line

- Homes over 2,549 SF sell for about $1.11M (356%) more than homes under 1,582 SF.
- Homes over 2,549 SF are about 19 years newer than homes under 1,582 SF.
- Homes over 2,549 SF sell for about $120 per SF (49%) more than homes under 1,582 SF.

4.1 Key differences

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

Under 1,582 SF · 1,582–1,975 SF · 1,976–2,549 SF · Over 2,549 SF

Larger homes Over 2,549 SF

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

Smaller homes Under 1,582 SF

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

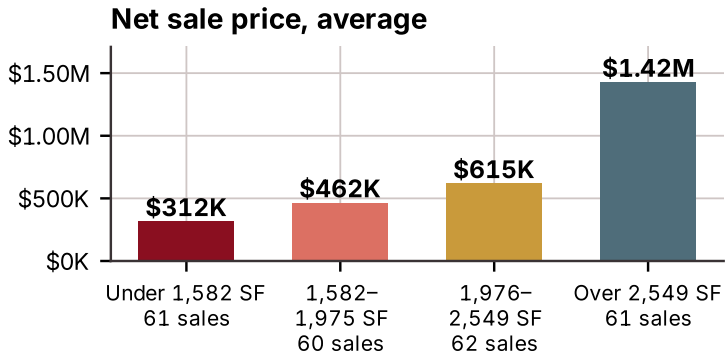
© 2026 Alexander Tiffany Southwest, LLC

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 1,582 SF	1,582–1,975 SF	1,976–2,549 SF	Over 2,549 SF	Real difference?
Net sale price	$312K Lowest	$462K	$615K	$1.42M Highest	✓ large
Net price per SF	$247 per SF Lowest	$260 per SF	$275 per SF	$367 per SF Highest	✓ medium
Year built	1992 Oldest	2000	2001	2011 Newest	✓ medium
Days on market	95 days	101 days	104 days	151 days	unclear
Discount from original list	11.4%	11.6%	11.1%	13.9%	unclear
Price cut before sale	54%	63%	61%	59%	unclear
Seller paid closing costs or repairs	51%	50%	48%	44%	unclear
Has a view	66%	75%	79%	90%	unclear

4.3 Homes over 2,549 SF sell for about $1.11M (356%) more than homes under 1,582 SF



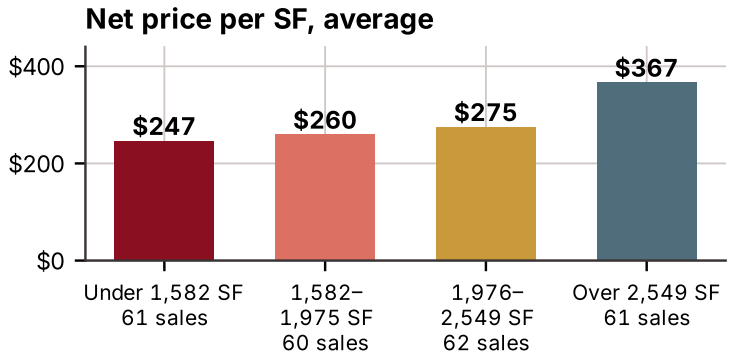
The average is **$1.42M** for homes over 2,549 SF and **$312K** for homes under 1,582 SF. It rises step by step from the lowest range to the highest.

Defined in 8.1.1.

✓ **Real difference** · large

 © 2026 Alexander Tiffany Southwest, LLC

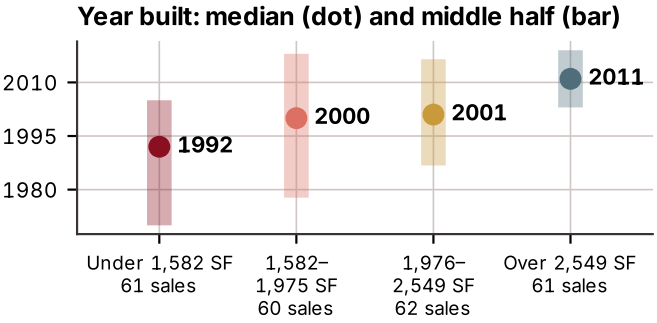
4.4 Homes over 2,549 SF sell for about $120 per SF (49%) more than homes under 1,582 SF



The average is **$367 per SF** for homes over 2,549 SF and **$247 per SF** for homes under 1,582 SF. It rises step by step from the lowest range to the highest. Defined in 8.1.2.

✓ **Real difference** · medium

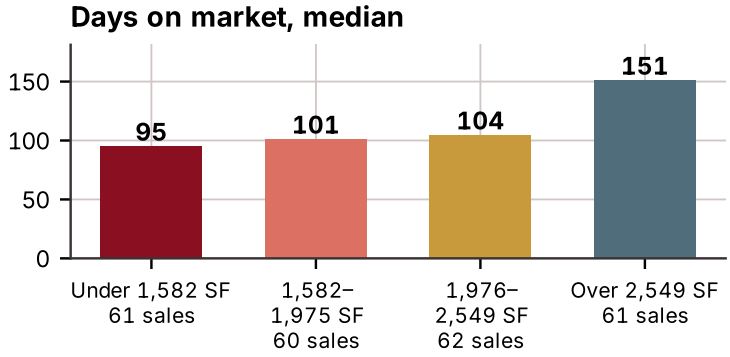
4.5 Homes over 2,549 SF are about 19 years newer than homes under 1,582 SF



The median is **2011** for homes over 2,549 SF and **1992** for homes under 1,582 SF. It rises step by step from the lowest range to the highest. Defined in 8.1.4.

✓ **Real difference** · medium

4.6 Days on market: no clear difference

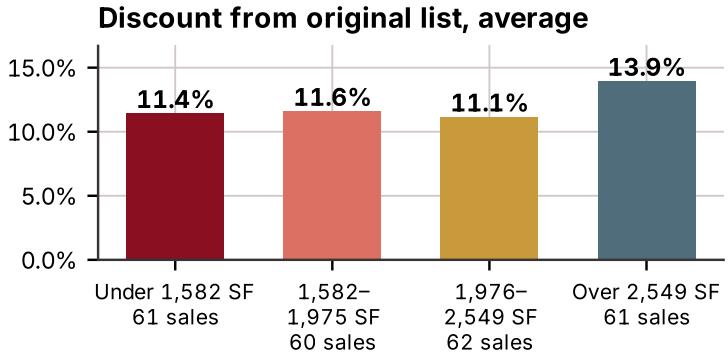


The median is **151 days** for homes over 2,549 SF and **95 days** for homes under 1,582 SF. It rises step by step from the lowest range to the highest. Defined in 8.1.5.

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

 © 2026 Alexander Tiffany Southwest, LLC

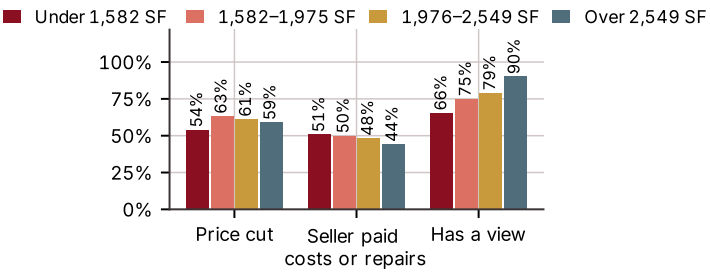
4.7 Discount from original list: no clear difference



The average is **13.9%** for homes over 2,549 SF and **11.4%** for homes under 1,582 SF. It does not move in a straight line; homes over 2,549 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.

- 59% of homes over 2,549 SF had a price cut before sale, against 54% of homes under 1,582 SF. Defined in 8.1.7.
- 44% of homes over 2,549 SF had the seller pay closing costs or repairs, against 51% of homes under 1,582 SF. Defined in 8.1.8.
- 90% of homes over 2,549 SF have a view, against 66% of homes under 1,582 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 1,582 SF 61 sales	1,582–1,975 SF 60 sales	1,976–2,549 SF 62 sales	Over 2,549 SF 61 sales	All 244 sales	Real difference?
Net sale price average	$312,050	$461,866	$615,498	$1,424,486	$704,105	✓ large
Net price per SF average	$247	$260	$275	$367	$287	✓ medium
Living area average	1,275	1,776	2,231	3,592	2,221	by design
Year built median	1992	2000	2001	2011	2003	✓ medium

 © 2026 Alexander Tiffany Southwest, LLC

4.10 The numbers: selling

	Under 1,582 SF 61 sales	1,582–1,975 SF 60 sales	1,976–2,549 SF 62 sales	Over 2,549 SF 61 sales	All 244 sales	Real difference?
Days on market median	95	101	104	151	108	unclear
Discount from original list average	11.4%	11.6%	11.1%	13.9%	12.0%	unclear
Price cut before sale	54%	63%	61%	59%	59%	unclear
Seller paid closing costs or repairs	51%	50%	48%	44%	48%	unclear
Has a view	66%	75%	79%	90%	77%	unclear

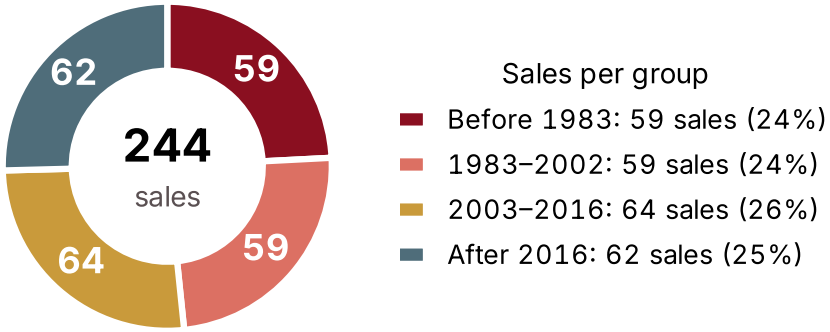
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.2.

 © 2026 Alexander Tiffany Southwest, LLC

5. Quartiles by year built

Resale homes · 244 sales · May 27, 2026 – November 22, 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

- Homes built after 2016 are about 730 SF (43%) larger than homes built before 1983.
- Homes built after 2016 sell for about $456K (102%) more than homes built before 1983.
- Homes built after 2016 sell for about $50 per SF (19%) more than homes built before 1983.

5.1 Key differences

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

Before 1983 1983–2002 2003–2016 After 2016

Newer homes After 2016

- Are larger.
- Sell for more.
- Sell for more per square foot.

Older homes Before 1983

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

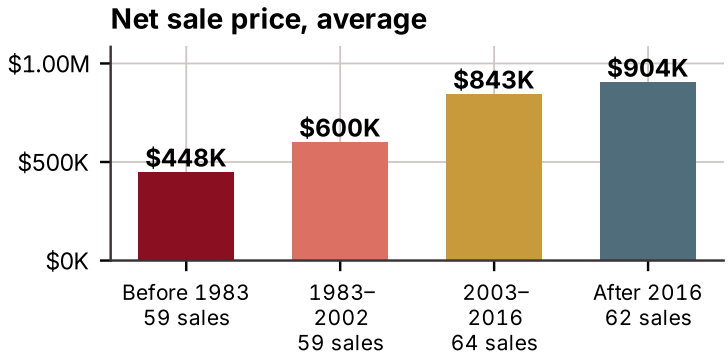
 © 2026 Alexander Tiffany Southwest, LLC

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 1983	1983–2002	2003–2016	After 2016	Real difference?
Net sale price	$448K Lowest	$600K	$843K	$904K Highest	✓ medium
Net price per SF	$264 per SF	$258 per SF Lowest	$310 per SF	$314 per SF Highest	✓ small
Living area	1,694 SF Smallest	2,191 SF	2,537 SF Largest	2,423 SF	✓ medium
Days on market	146 days	100 days	100 days	106 days	unclear
Discount from original list	15.8%	12.1%	10.3%	10.0%	unclear
Price cut before sale	66%	63%	52%	58%	unclear
Seller paid closing costs or repairs	46%	53%	47%	48%	unclear
Has a view	71%	78%	80%	81%	unclear

5.3 Homes built after 2016 sell for about $456K (102%) more than homes built before 1983



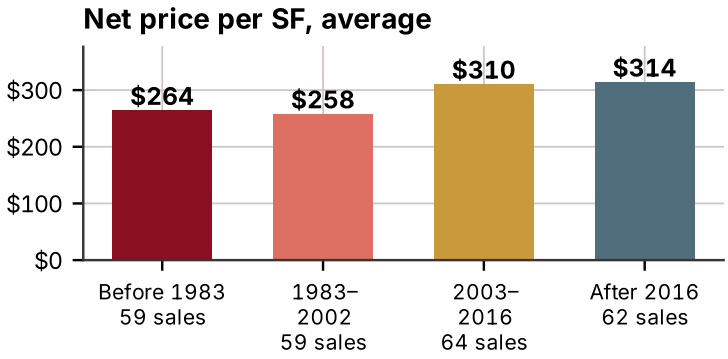
The average is **$904K** for homes built after 2016 and **$448K** for homes built before 1983. It rises step by step from the lowest range to the highest.

Defined in 8.1.1.

✓ **Real difference** · medium

 © 2026 Alexander Tiffany Southwest, LLC

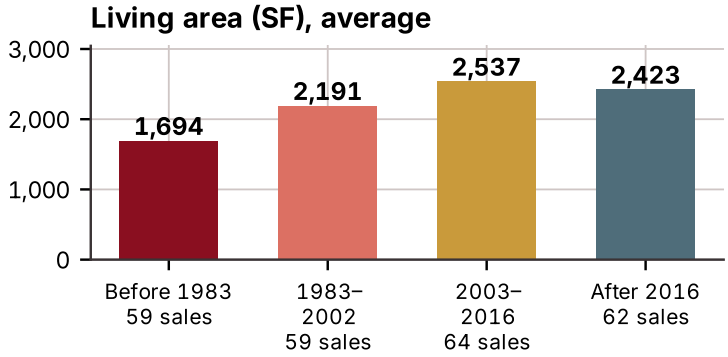
5.4 Homes built after 2016 sell for about $50 per SF (19%) more than homes built before 1983



The average is **$314 per SF** for homes built after 2016 and **$264 per SF** for homes built before 1983. It does not move in a straight line; homes built after 2016 are highest. Defined in 8.1.2.

✓ **Real difference** · small

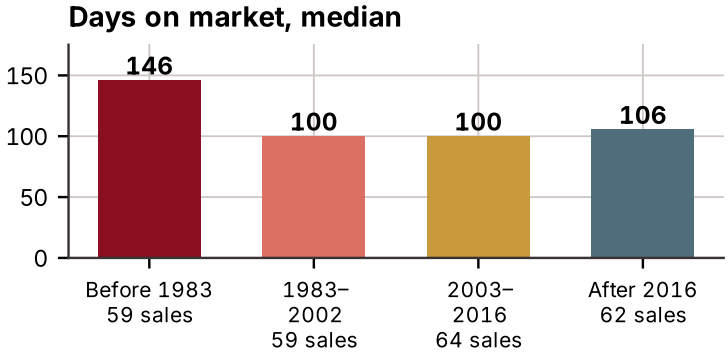
5.5 Homes built after 2016 are about 730 SF (43%) larger than homes built before 1983



The average is **2,423 SF** for homes built after 2016 and **1,694 SF** for homes built before 1983. It does not move in a straight line; homes built 2003–2016 are highest. Defined in 8.1.3.

✓ **Real difference** · medium

5.6 Days on market: no clear difference

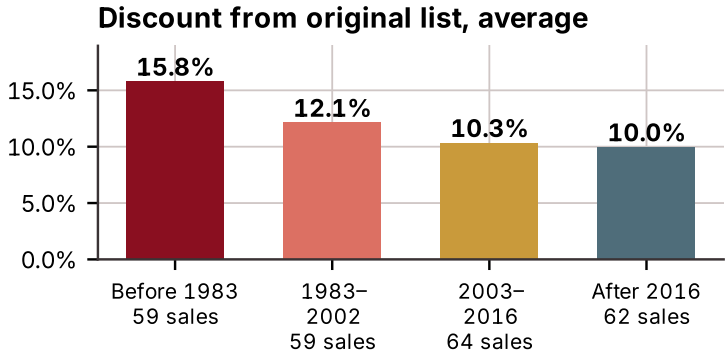


The median is **106 days** for homes built after 2016 and **146 days** for homes built before 1983. It does not move in a straight line; homes built before 1983 are highest. Defined in 8.1.5.

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

 © 2026 Alexander Tiffany Southwest, LLC

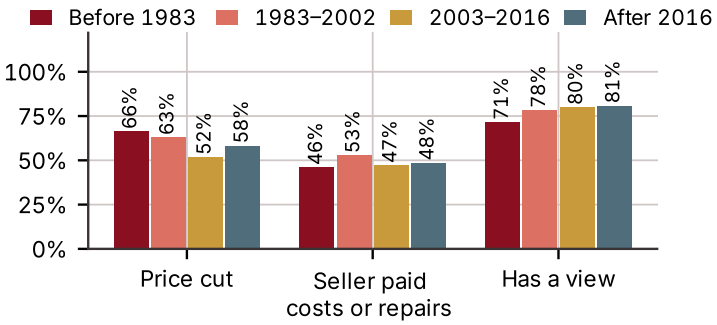
5.7 Discount from original list: no clear difference



The average is **10.0%** for homes built after 2016 and **15.8%** for homes built before 1983. It falls step by step from the lowest range to the highest. Defined in 8.1.6.

– No clear difference · could be chance

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 66% of homes built before 1983. Defined in 8.1.7.
- 48% of homes built after 2016 had the seller pay closing costs or repairs, against 46% of homes built before 1983. Defined in 8.1.8.
- 81% of homes built after 2016 have a view, against 71% of homes built before 1983. 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 1983 59 sales	1983–2002 59 sales	2003–2016 64 sales	After 2016 62 sales	All 244 sales	Real difference?
Net sale price average	$447,736	$599,826	$843,315	$903,600	$704,105	✓ medium
Net price per SF average	$264	$258	$310	$314	$287	✓ small
Living area average	1,694	2,191	2,537	2,423	2,221	✓ medium
Year built median	1971	1995	2007	2021	2003	by design

 © 2026 Alexander Tiffany Southwest, LLC

5.10 The numbers: selling

	Before 1983 59 sales	1983–2002 59 sales	2003–2016 64 sales	After 2016 62 sales	All 244 sales	Real difference?
Days on market median	146	100	100	106	108	unclear
Discount from original list average	15.8%	12.1%	10.3%	10.0%	12.0%	unclear
Price cut before sale	66%	63%	52%	58%	59%	unclear
Seller paid closing costs or repairs	46%	53%	47%	48%	48%	unclear
Has a view	71%	78%	80%	81%	77%	unclear

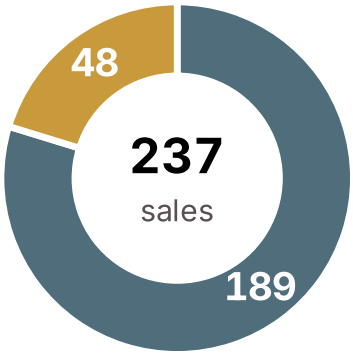
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.3.

© 2026 Alexander Tiffany Southwest, LLC

6. View and no view

Resale homes · 244 sales · May 27, 2026 – November 22, 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. 7 sales whose MLS view entry is only “See Remarks” are left out.



Sales per group

- View: 189 sales (80%)
- No view: 48 sales (20%)

Bottom line

- Homes with a view sell for about $124 per SF (65%) more than homes without a view.
- Homes with a view sell for about $450K (127%) more than homes without a view.
- Homes with a view are about 490 SF (26%) larger than homes without a view.
- Homes with a view sell about 4 percentage points further below their first asking price 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 more per square foot.
- Sell for much more.
- Are larger.
- Sell further below their first asking price.

Homes without a view no view listed

- Sell for less per square foot.
- Sell for much less.
- Are smaller.
- Sell closer to their first asking price.

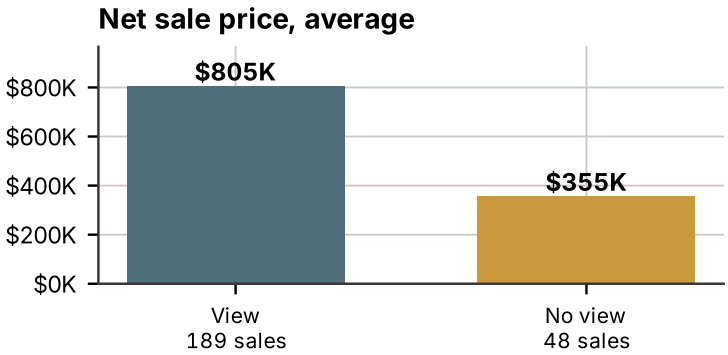
 © 2026 Alexander Tiffany Southwest, LLC

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	$805K **Highest**	$355K **Lowest**	✓ large
Net price per SF	$314 per SF **Highest**	$191 per SF **Lowest**	✓ large
Living area	2,333 SF **Largest**	1,847 SF **Smallest**	✓ medium
Year built	2003	2000	unclear
Days on market	113 days	84 days	unclear
Discount from original list	12.8% **Biggest**	8.4% **Smallest**	✓ medium
Price cut before sale	59%	56%	unclear
Seller paid closing costs or repairs	46%	60%	unclear

6.3 Homes with a view sell for about $450K (127%) more than homes without a view

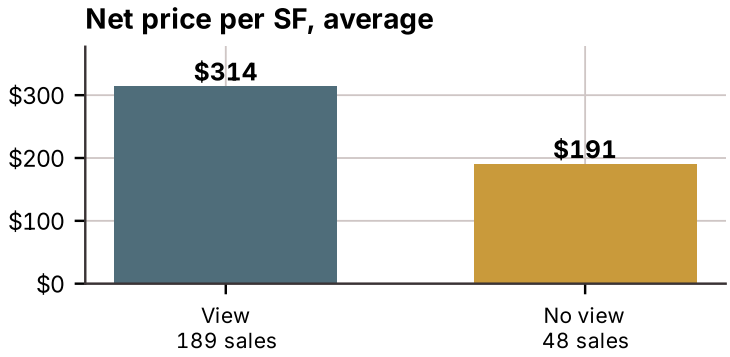


The average is **$805K** for homes with a view and **$355K** for homes without a view. Defined in 8.1.1.

✓ **Real difference** · large

 © 2026 Alexander Tiffany Southwest, LLC

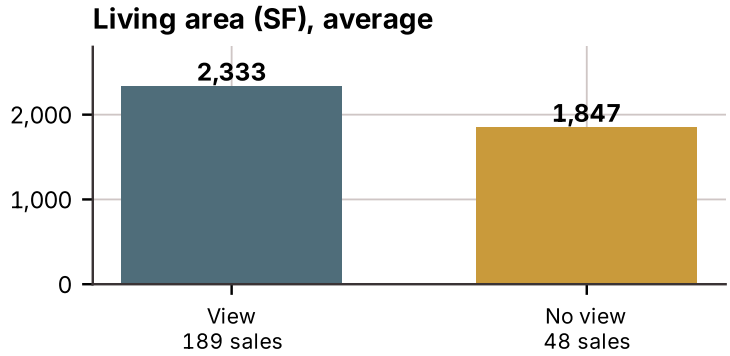
6.4 Homes with a view sell for about $124 per SF (65%) more than homes without a view



The average is **$314 per SF** for homes with a view and **$191 per SF** for homes without a view. Defined in 8.1.2.

✓ **Real difference** · large

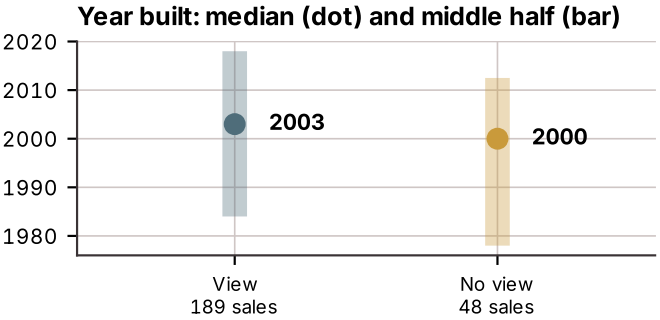
6.5 Homes with a view are about 490 SF (26%) larger than homes without a view



The average is **2,333 SF** for homes with a view and **1,847 SF** for homes without a view. Defined in 8.1.3.

✓ **Real difference** · medium

6.6 Year built: no clear difference

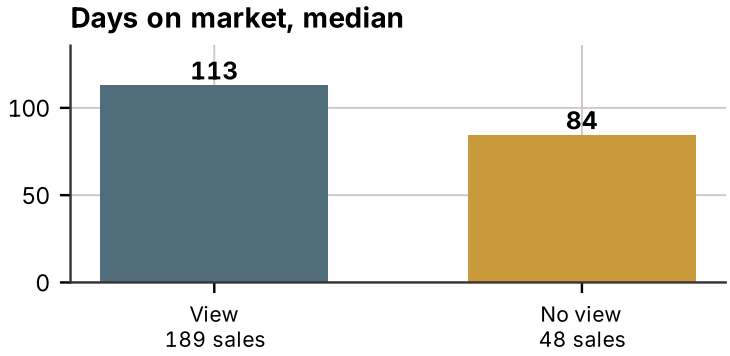


The median is **2003** for homes with a view and **2000** for homes without a view. Defined in 8.1.4.

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

 © 2026 Alexander Tiffany Southwest, LLC

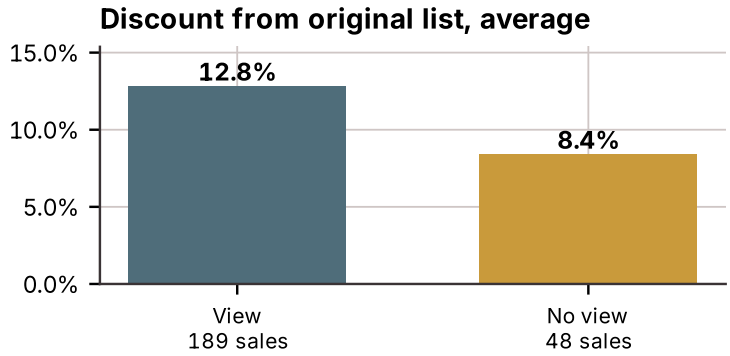
6.7 Days on market: no clear difference



The median is **113 days** for homes with a view and **84 days** for homes without a view. Defined in 8.1.5.

– No clear difference · could be chance

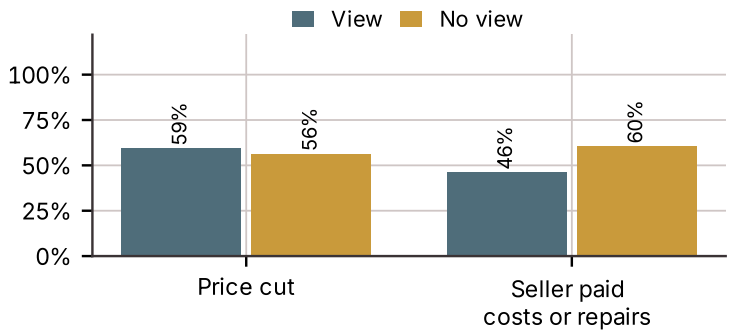
6.8 Homes with a view sell about 4 percentage points further below their first asking price than homes without a view



The average is **12.8%** for homes with a view and **8.4%** for homes without a view. Defined in 8.1.6.

✓ **Real difference** · medium

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 56% of homes without a view. Defined in 8.1.7.
- 46% 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

 © 2026 Alexander Tiffany Southwest, LLC

6.10 The numbers: price and size

	View 189 sales	No view 48 sales	All 237 sales	Real difference?
Net sale price average	$804,820	$355,278	$713,773	✓ large
Net price per SF average	$314	$191	$289	✓ large
Living area average	2,333	1,847	2,235	✓ medium
Year built median	2003	2000	2003	unclear

6.11 The numbers: selling

	View 189 sales	No view 48 sales	All 237 sales	Real difference?
Days on market median	113	84	107	unclear
Discount from original list average	12.8%	8.4%	11.9%	✓ medium
Price cut before sale	59%	56%	59%	unclear
Seller paid closing costs or repairs	46%	60%	49%	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.

 © 2026 Alexander Tiffany Southwest, LLC

7. New construction

Basic statistics · 153 sales · May 27, 2026 – November 22, 2026

Homes sold new by the builder in the same 180 days. They are left out of every other section and shown here as basic figures only: 153 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 Burnet County.

Measure	Average	Median
Sales		153
Net sale price	**$370,794**	$296,597
Net price per SF	**$190**	$165
Living area (SF)	**1,968**	1,949
Days on market	**102**	76
Discount from original list	**10.1%**	8.9%
Price cut before sale		70% of sales
Seller paid closing costs or repairs		59% of sales
Year built		2022–2026

Same definitions as the rest of the study (section 8). New construction = NewConstructionYN true, or PropertyCondition “New Construction” or “Under Construction”.

 © 2026 Alexander Tiffany Southwest, LLC

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 244 resale sales. Average $704,105; median $492,500; standard deviation $828,978; middle half (25th–75th percentile) $318,000–$775,352; lowest $96,000, highest $8,300,000. 118 sales had a seller payment; their median payment was $7,100.

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 244 resale sales. Average $287; median $237; standard deviation $156; middle half (25th–75th percentile) $193–$319; lowest $56, highest $919.

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 244 resale sales. Average 2,221; median 1,976; standard deviation 1,075; middle half (25th–75th percentile) 1,579–2,549; lowest 600, highest 9,814.

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 244 resale sales. Average 1998; median 2003; standard deviation 22; middle half (25th–75th percentile) 1983–2017; lowest 1920, highest 2025.

© 2026 Alexander Tiffany Southwest, LLC

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 244 resale sales. Average 157; median 108; standard deviation 149; middle half (25th–75th percentile) 52–226; 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 244 resale sales. Average 12.0%; median 9.9%; standard deviation 9.7%; middle half (25th–75th percentile) 4.9%–16.2%; lowest −2.9%, highest 50.0%. 3 sales closed above their first asking price.

8.1.7 Price cut before sale

In simple terms The asking price was lowered at least once before the home went under contract.

Statistically Indicator: ListPrice at close < OriginalListPrice. Reported as the share of sales (%).

The data 145 of 244 resale sales (59.4%).

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 118 of 244 resale sales (48.4%).

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 189 sales with a view, 48 without, 7 unclassified. Most common View entries: Hill Country 120, Lake 70, Trees/Woods 53, Neighborhood 41, Panoramic 32, None 28, Water 24, Rural 22.

 © 2026 Alexander Tiffany Southwest, LLC

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 2026-11-23 13:00 UTC), every field. Filter: StandardStatus = Closed, PropertyType = Residential, CountyOrParish = Burnet.

The data Pulled November 23, 2026: 800 closed Burnet County records over the prior year. Cities: Burnet (205); Marble Falls (194); Bertram (133); Spicewood (76); Granite Shoals (56); Meadowlakes (25); and 8 more. ZIP codes: 14, the most sales in 78654, 78611, 78605, 78669, 78657, 78639.

8.2.2 Study window

In simple terms The most recent 180 days of closed sales: recent enough to describe today's market, long enough to give each group plenty of sales.

Statistically CloseDate from May 27, 2026 to November 22, 2026 inclusive.

The data 397 single-family sales in the window: 244 resale, 153 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 244 resale; 153 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 25 sale(s) other than single-family homes (condo, townhome and similar); 4 sale(s) with concessions above 10% of price; 1 sale(s) with no usable living area

 © 2026 Alexander Tiffany Southwest, LLC

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 $319K”.

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 $319K: $96,000–$315,000 (61 sales); $319K–$490K: $319,000–$490,000 (61 sales); $495K–$775K: $495,000–$775,000 (61 sales); Over $775K: $776,410–$8,300,000 (61 sales)
Quartiles by living area: Under 1,582 SF: 600–1,570 SF (61 sales); 1,582–1,975 SF: 1,582–1,975 SF (60 sales); 1,976–2,549 SF: 1,976–2,549 SF (62 sales); Over 2,549 SF: 2,550–9,814 SF (61 sales)
Quartiles by year built: Before 1983: 1920–1981 (59 sales); 1983–2002: 1983–2002 (59 sales); 2003–2016: 2003–2016 (64 sales); After 2016: 2017–2025 (62 sales)
View and no view: View: MLS lists a view (189 sales); No view: None or Neighborhood (48 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 $704,105, median $492,500. Days on market: average 157, median 108: 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.

 © 2026 Alexander Tiffany Southwest, LLC

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	14 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.

© 2026 Alexander Tiffany Southwest, LLC

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 = 145.67	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.599$	large
Living area	Kruskal–Wallis	H = 132.21	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.544$	large
Year built	Kruskal–Wallis	H = 15.67	3	0.0013	p < 0.0063	**Yes**	$\varepsilon^2 = 0.064$	medium
Days on market	Kruskal–Wallis	H = 9.98	3	0.0187	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.041$	small
Discount from original list	Kruskal–Wallis	H = 4.15	3	0.2457	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.017$	small
Price cut before sale	Chi-square	$\chi^2 = 0.87$	3	0.8334	p < 0.0063	**Unclear**	Cramér's V = 0.060	negligible
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 4.53$	3	0.2097	p < 0.0063	**Unclear**	Cramér's V = 0.136	small
Has a view	Chi-square	$\chi^2 = 38.57$	3	< 0.0001	p < 0.0063	**Yes**	Cramér's V = 0.398	medium

8.3.2 Quartiles by living area

Measure	Test	Statistic	df	p-value	Threshold	Real difference?	Effect size	Size
Net sale price	Kruskal–Wallis	H = 134.12	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.552$	large
Net price per SF	Kruskal–Wallis	H = 22.01	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.091$	medium
Year built	Kruskal–Wallis	H = 24.36	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.100$	medium
Days on market	Kruskal–Wallis	H = 9.45	3	0.0239	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.039$	small
Discount from original list	Kruskal–Wallis	H = 3.55	3	0.3146	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.015$	small
Price cut before sale	Chi-square	$\chi^2 = 1.19$	3	0.7550	p < 0.0063	**Unclear**	Cramér's V = 0.070	negligible
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 0.62$	3	0.8912	p < 0.0063	**Unclear**	Cramér's V = 0.051	negligible
Has a view	Chi-square	$\chi^2 = 10.87$	3	0.0124	p < 0.0063	**Unclear**	Cramér's V = 0.211	small

 © 2026 Alexander Tiffany Southwest, LLC

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 = 23.91	3	< 0.0001	p < 0.0063	Yes	$\varepsilon^2 = 0.098$	medium
Net price per SF	Kruskal–Wallis	H = 14.54	3	0.0023	p < 0.0063	Yes	$\varepsilon^2 = 0.060$	small
Living area	Kruskal–Wallis	H = 27.82	3	< 0.0001	p < 0.0063	Yes	$\varepsilon^2 = 0.115$	medium
Days on market	Kruskal–Wallis	H = 2.37	3	0.4985	p < 0.0063	Unclear	$\varepsilon^2 = 0.010$	negligible
Discount from original list	Kruskal–Wallis	H = 12.05	3	0.0072	p < 0.0063	Unclear	$\varepsilon^2 = 0.050$	small
Price cut before sale	Chi-square	$\chi^2 = 3.04$	3	0.3849	p < 0.0063	Unclear	Cramér's V = 0.112	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 0.63$	3	0.8897	p < 0.0063	Unclear	Cramér's V = 0.051	negligible
Has a view	Chi-square	$\chi^2 = 1.88$	3	0.5975	p < 0.0063	Unclear	Cramér's V = 0.088	negligible

8.3.4 View and no view

Measure	Test	Statistic	df	p-value	Threshold	Real difference?	Effect size	Size
Net sale price	Mann–Whitney U	U = 7,017.50	—	< 0.0001	p < 0.0063	Yes	rank-biserial r = 0.547	large
Net price per SF	Mann–Whitney U	U = 7,308.00	—	< 0.0001	p < 0.0063	Yes	rank-biserial r = 0.611	large
Living area	Mann–Whitney U	U = 5,921.00	—	0.0011	p < 0.0063	Yes	rank-biserial r = 0.305	medium
Year built	Mann–Whitney U	U = 5,153.50	—	0.1456	p < 0.0063	Unclear	rank-biserial r = 0.136	small
Days on market	Mann–Whitney U	U = 5,369.50	—	0.0495	p < 0.0063	Unclear	rank-biserial r = 0.184	small
Discount from original list	Mann–Whitney U	U = 5,898.50	—	0.0013	p < 0.0063	Yes	rank-biserial r = 0.300	medium
Price cut before sale	Chi-square	$\chi^2 = 0.14$	1	0.7054	p < 0.0063	Unclear	Cramér's V = 0.025	negligible
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 3.17$	1	0.0750	p < 0.0063	Unclear	Cramér's V = 0.116	small

© 2026 Alexander Tiffany Southwest, LLC

8.4 Data notes

Left out of the analysis: 153 new-construction sales (basic statistics only, section 7); 25 sale(s) other than single-family homes (condo, townhome and similar); 4 sale(s) with concessions above 10% of price; 1 sale(s) with no usable living area. Statistics: Python, NumPy 2.5.3, SciPy 1.18.1.

8.5 References

1. Cohen, J. (1988). Statistical Power Analysis for the Behavioral Sciences (2nd ed.). Erlbaum.
2. Cramér, H. (1946). Mathematical Methods of Statistics. Princeton University Press.
3. Dunn, O. J. (1961). Multiple comparisons among means. JASA, 56(293), 52–64.
4. Kerby, D. S. (2014). The simple difference formula: an approach to teaching nonparametric correlation. Comprehensive Psychology, 3, 11.IT.3.1.
5. Kruskal, W. H., & Wallis, W. A. (1952). Use of ranks in one-criterion variance analysis. JASA, 47(260), 583–621.
6. Mann, H. B., & Whitney, D. R. (1947). On a test of whether one of two random variables is stochastically larger than the other. Annals of Mathematical Statistics, 18(1), 50–60.
7. Pearson, K. (1900). On the criterion that a given system of deviations… Philosophical Magazine, 50(302), 157–175.
8. Tomczak, M., & Tomczak, E. (2014). The need to report effect size estimates revisited. Trends in Sport Sciences, 21(1), 19–25.

This is a market study of closed sales, not an appraisal or an opinion of value for any home. The analysis covers 244 closed MLS resale sales; the 153 new-construction sales appear only in their own section, as basic statistics. Sale and listing data: ABOR MLS via secure APIs, pulled November 23, 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.

 © 2026 Alexander Tiffany Southwest, LLC