Lockhart

Caldwell 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
Version 2.4
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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
122	**$272,375**	**$162**	**53 days**
single-family resale homes	average $319,790	average $185	average 88 days

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1. Summary

Resale homes · 122 sales · November 22, 2025 – November 21, 2026

This study looks at the **122 resale homes** sold in Lockhart in the **365 days** to November 21, 2026. A full year is used because only 65 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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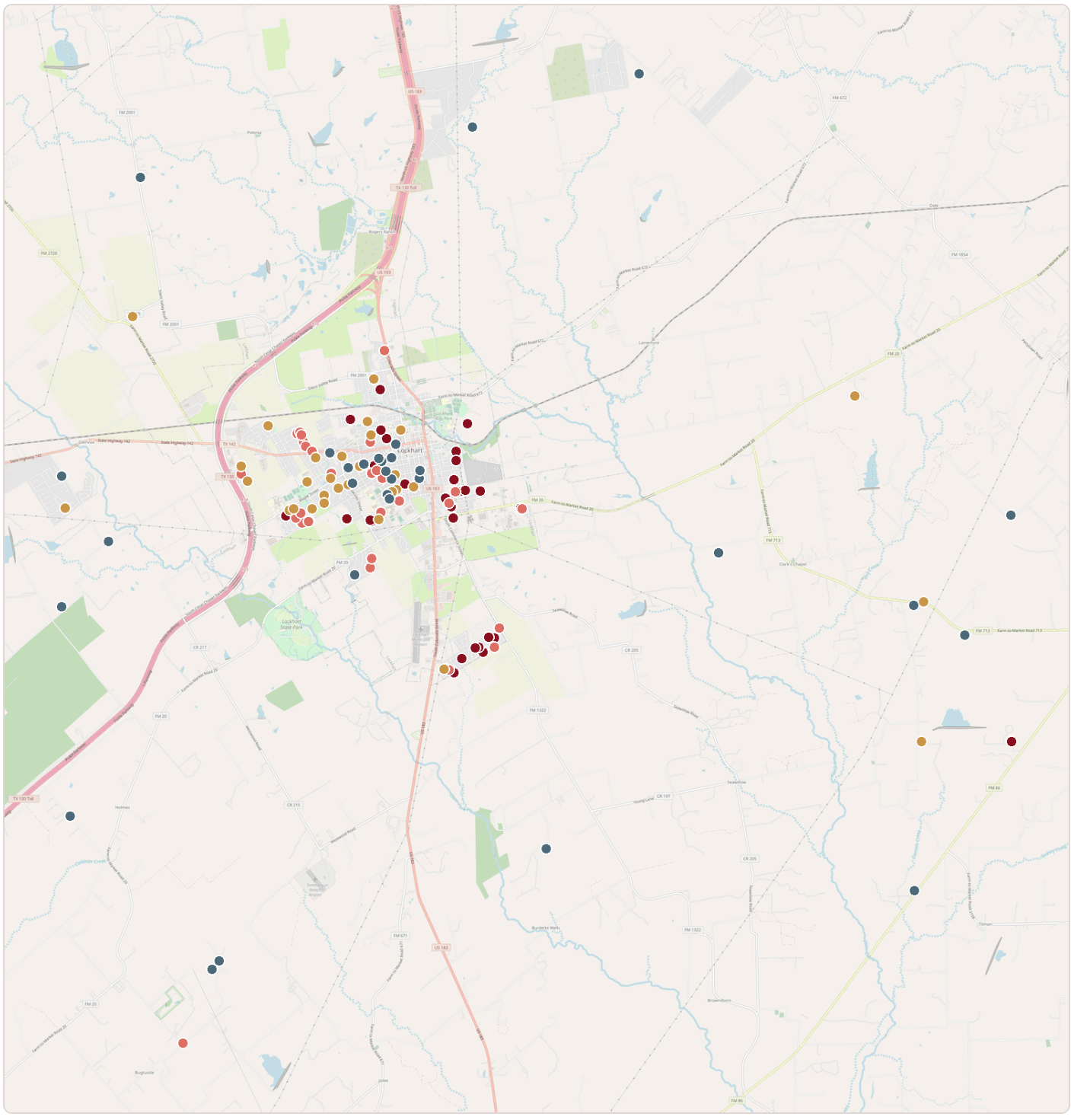
2. Where the resale homes sold

122 resale homes · colored by price range

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



● Under $220K · 30 sales ● $220K–$272K · 31 sales ● $272K–$384K · 31 sales ● Over $384K · 30 sales

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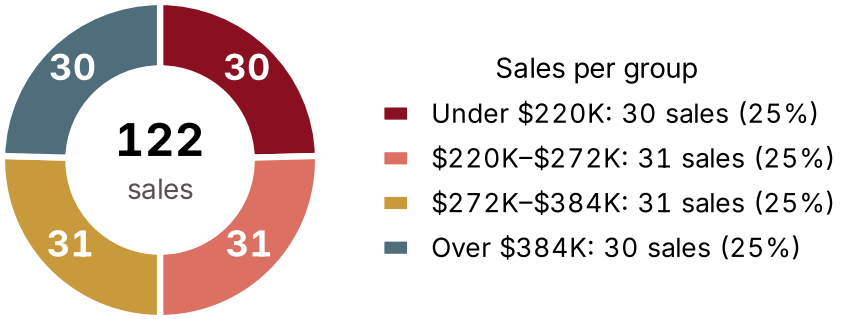
3. Quartiles by net sale price

Resale homes · 122 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 $384K sell for about $128 per SF (94%) more than homes under $220K.
- 67% of homes over $384K had the seller pay closing costs or repairs, against 33% of homes under $220K.
- Homes over $384K are about 880 SF (67%) larger than homes under $220K.

3.1 Key differences

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

Under $220K $220K–$272K $272K–$384K Over $384K

Higher-priced homes Over $384K

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

Lower-priced homes Under $220K

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

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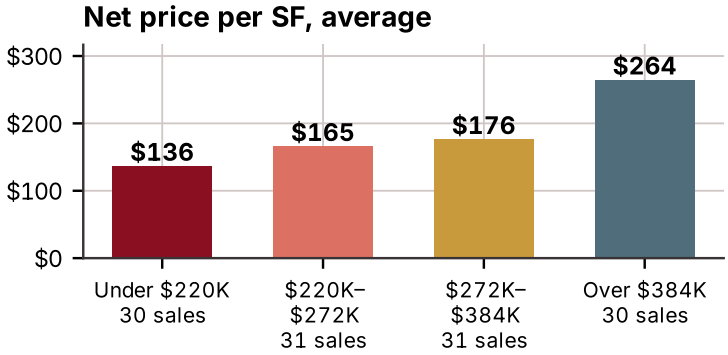
3.2 At a glance

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 $220K	$220K–$272K	$272K–$384K	Over $384K	Real difference?
Net price per SF	$136 per SF **Lowest**	$165 per SF	$176 per SF	$264 per SF **Highest**	✓ large
Living area	1,309 SF **Smallest**	1,558 SF	1,897 SF	2,187 SF **Largest**	✓ large
Year built	1978	2002	2002	1980	unclear
Days on market	55 days	65 days	77 days	37 days	unclear
Discount from original list	16.6%	10.8%	9.3%	9.1%	unclear
Price cut before sale	50%	68%	52%	40%	unclear
Seller paid closing costs or repairs	33% **Fewest**	65%	87% **Most**	67%	✓ medium
Has a view	23%	23%	26%	50%	unclear

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

3.3 Homes over $384K sell for about $128 per SF (94%) more than homes under $220K



The average is **$264 per SF** for homes over $384K and **$136 per SF** for homes under $220K. It rises step by step from the lowest range to the highest. Defined in 8.1.2.

✓ **Real difference** · large

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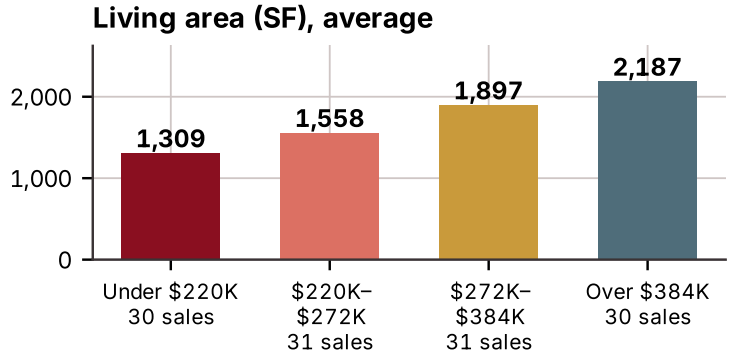
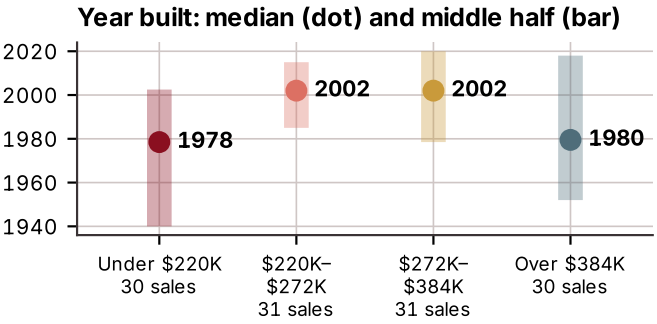
3.4 Homes over $384K are about 880 SF (67%) larger than homes under $220K



The average is **2,187 SF** for homes over $384K and **1,309 SF** for homes under $220K. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

✓ **Real difference** · large

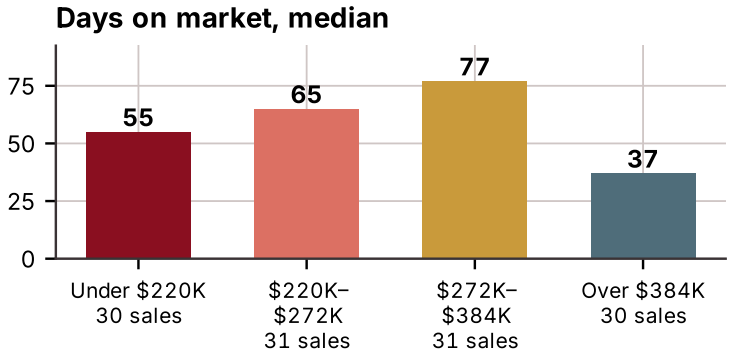
3.5 Year built: no clear difference



The median is **1980** for homes over $384K and **1978** for homes under $220K. It does not move in a straight line; homes $220K–$272K are highest. Defined in 8.1.4.

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

3.6 Days on market: no clear difference



The median is **37 days** for homes over $384K and **55 days** for homes under $220K. It does not move in a straight line; homes $272K–$384K are highest. Defined in 8.1.5.

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

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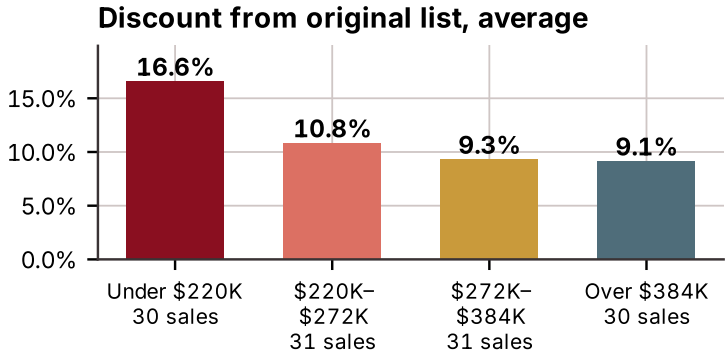
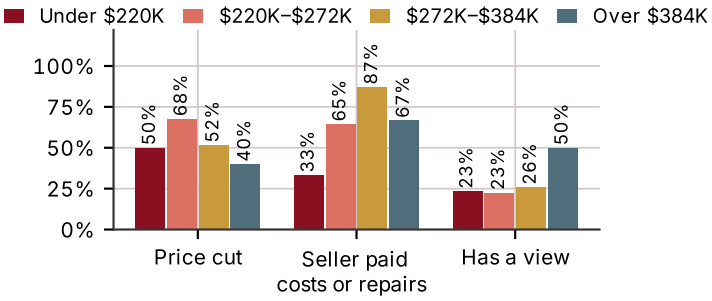
3.7 Discount from original list: no clear difference



The average is **9.1%** for homes over $384K and **16.6%** for homes under $220K. It falls step by step from the lowest range to the highest.
Defined in 8.1.6.

– No clear difference · could be chance

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



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

- 40% of homes over $384K had a price cut before sale, against 50% of homes under $220K. Defined in 8.1.7.
- 67% of homes over $384K had the seller pay closing costs or repairs, against 33% of homes under $220K. Defined in 8.1.8.
- 50% of homes over $384K have a view, against 23% of homes under $220K. Defined in 8.1.9.

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

3.9 The numbers: price and size

	Under $220K 30 sales	$220K– $272K 31 sales	$272K– $384K 31 sales	Over $384K 30 sales	All 122 sales	Real difference?
Net sale price average	$169,268	$247,025	$314,510	$550,958	$319,790	by design
Net price per SF average	$136	$165	$176	$264	$185	✓ large
Living area average	1,309	1,558	1,897	2,187	1,738	✓ large
Year built median	1978	2002	2002	1980	1994	unclear

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3.10 The numbers: selling

	Under $220K 30 sales	$220K–$272K 31 sales	$272K–$384K 31 sales	Over $384K 30 sales	All 122 sales	Real difference?
Days on market median	55	65	77	37	53	unclear
Discount from original list average	16.6%	10.8%	9.3%	9.1%	11.4%	unclear
Price cut before sale	50%	68%	52%	40%	52%	unclear
Seller paid closing costs or repairs	33%	65%	87%	67%	63%	✓ medium
Has a view	23%	23%	26%	50%	30%	unclear

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

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4. Quartiles by living area

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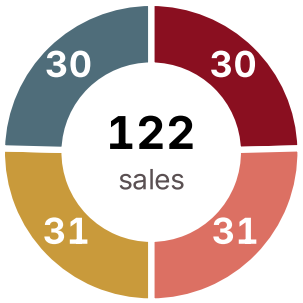
Sales ranked by living area and cut into four equal groups, from the smallest homes to the largest.



Sales per group

- Under 1,417 SF: 30 sales (25%)
- 1,417–1,619 SF: 31 sales (25%)
- 1,623–1,916 SF: 31 sales (25%)
- Over 1,916 SF: 30 sales (25%)

Bottom line

- Homes over 1,916 SF sell for about $245K (113%) more than homes under 1,417 SF.

4.1 Key differences

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

Under 1,417 SF · 1,417–1,619 SF · 1,623–1,916 SF · Over 1,916 SF

Larger homes Over 1,916 SF

- Sell for much more.

Smaller homes Under 1,417 SF

- Sell for much less.

4.2 At a glance

Shaded rows are real differences; the darkest cell is the highest. Gray rows show no clear difference. Prices are averages; days on market and year built are medians.

	Under 1,417 SF	1,417–1,619 SF	1,623–1,916 SF	Over 1,916 SF	Real difference?
Net sale price	$218K Lowest	$282K	$317K	$463K Highest	✓ large
Net price per SF	$192 per SF	$187 per SF	$181 per SF	$180 per SF	unclear
Year built	1978	2002	2001	1994	unclear
Days on market	55 days	73 days	51 days	48 days	unclear
Discount from original list	12.3%	10.0%	12.4%	11.2%	unclear
Price cut before sale	53%	52%	48%	57%	unclear
Seller paid closing costs or repairs	43%	68%	71%	70%	unclear
Has a view	20%	39%	32%	30%	unclear

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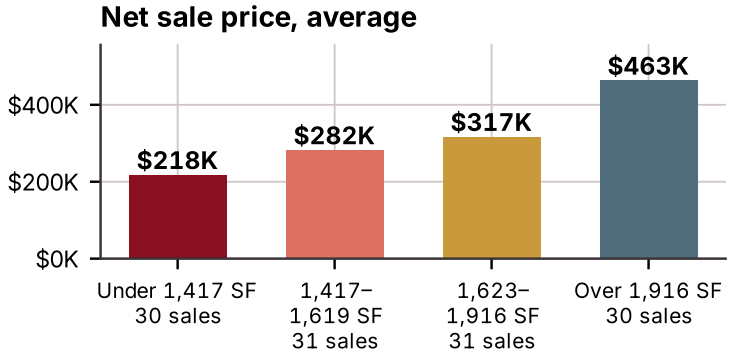
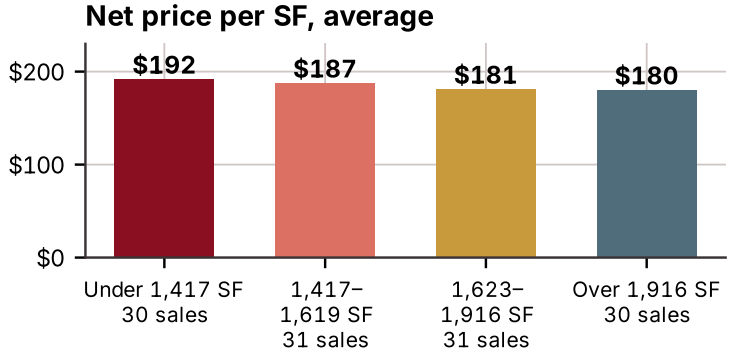
4.3 Homes over 1,916 SF sell for about $245K (113%) more than homes under 1,417 SF



The average is **$463K** for homes over 1,916 SF and **$218K** for homes under 1,417 SF. It rises step by step from the lowest range to the highest. Defined in 8.1.1.

✓ **Real difference** · large

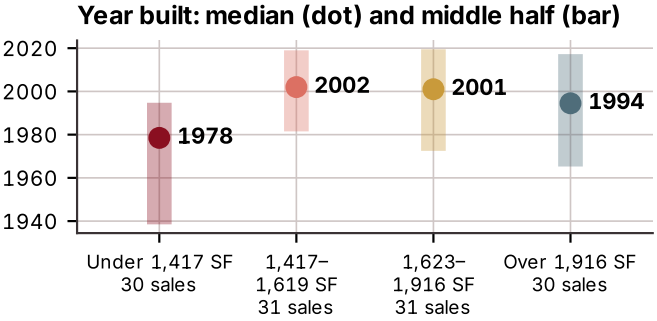
4.4 Net price per SF: no clear difference



The average is **$180 per SF** for homes over 1,916 SF and **$192 per SF** for homes under 1,417 SF. It falls step by step from the lowest range to the highest. Defined in 8.1.2.

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

4.5 Year built: no clear difference



The median is **1994** for homes over 1,916 SF and **1978** for homes under 1,417 SF. It does not move in a straight line; homes 1,417–1,619 SF are highest. Defined in 8.1.4.

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

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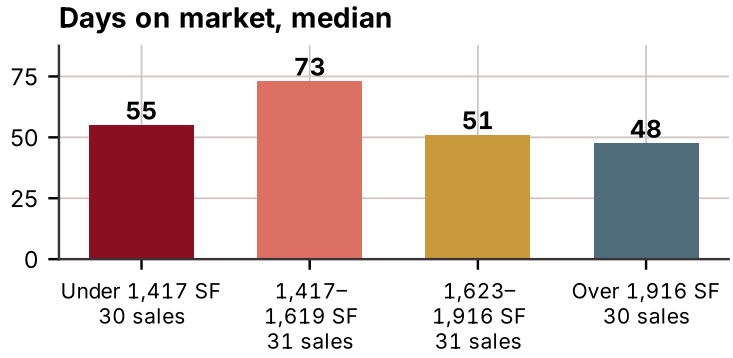
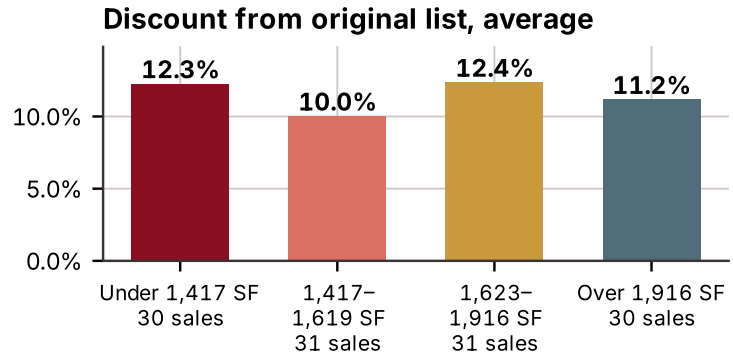
4.6 Days on market: no clear difference



The median is **48 days** for homes over 1,916 SF and **55 days** for homes under 1,417 SF. It does not move in a straight line; homes 1,417–1,619 SF are highest. Defined in 8.1.5.

– No clear difference · could be chance

4.7 Discount from original list: no clear difference



The average is **11.2%** for homes over 1,916 SF and **12.3%** for homes under 1,417 SF. It does not move in a straight line; homes 1,623–1,916 SF are highest. Defined in 8.1.6.

– No clear difference · could be chance

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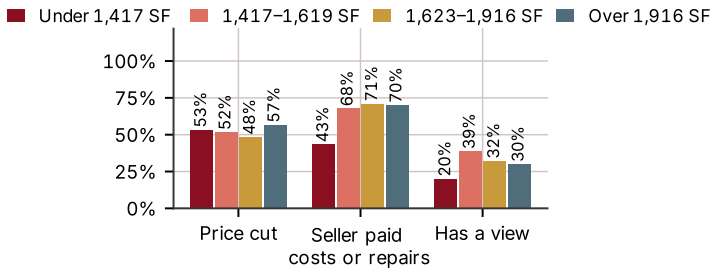
4.8 How often: price cut before sale, seller paid closing costs or repairs, has a view



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

- 57% of homes over 1,916 SF had a price cut before sale, against 53% of homes under 1,417 SF. Defined in 8.1.7.
- 70% of homes over 1,916 SF had the seller pay closing costs or repairs, against 43% of homes under 1,417 SF. Defined in 8.1.8.
- 30% of homes over 1,916 SF have a view, against 20% of homes under 1,417 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 1,417 SF 30 sales	1,417–1,619 SF 31 sales	1,623–1,916 SF 31 sales	Over 1,916 SF 30 sales	All 122 sales	Real difference?
Net sale price average	$217,904	$282,293	$317,023	$463,281	$319,790	✓ large
Net price per SF average	$192	$187	$181	$180	$185	unclear
Living area average	1,150	1,498	1,748	2,561	1,738	by design
Year built median	1978	2002	2001	1994	1994	unclear

4.10 The numbers: selling

	Under 1,417 SF 30 sales	1,417–1,619 SF 31 sales	1,623–1,916 SF 31 sales	Over 1,916 SF 30 sales	All 122 sales	Real difference?
Days on market median	55	73	51	48	53	unclear
Discount from original list average	12.3%	10.0%	12.4%	11.2%	11.4%	unclear
Price cut before sale	53%	52%	48%	57%	52%	unclear
Seller paid closing costs or repairs	43%	68%	71%	70%	63%	unclear
Has a view	20%	39%	32%	30%	30%	unclear

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

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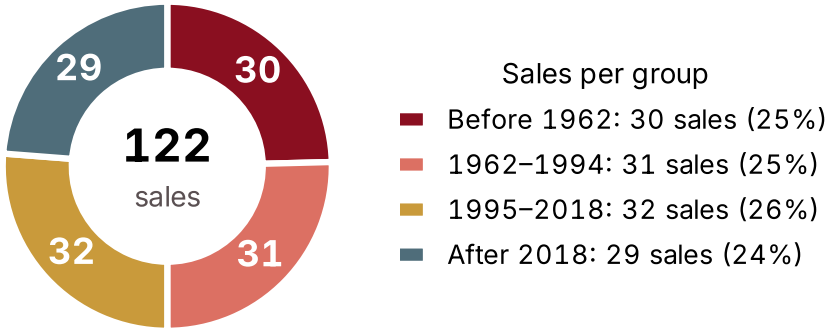
5. Quartiles by year built

Resale homes · 122 sales · November 22, 2025 – November 21, 2026

Sales ranked by year built and cut into four groups, from the oldest to the newest. Homes built in the same year always stay in the same group, so group sizes can differ a little.



Bottom line: no measure differs enough between the groups to rule out chance.

5.1 Key differences

The top group against the bottom group: no measure differs enough to rule out chance.

5.2 At a glance

Shaded rows are real differences; the darkest cell is the highest. Gray rows show no clear difference. Prices are averages; days on market and year built are medians.

	Before 1962	1962–1994	1995–2018	After 2018	Real difference?
Net sale price	$297K	$306K	$337K	$339K	unclear
Net price per SF	$188 per SF	$183 per SF	$179 per SF	$191 per SF	unclear
Living area	1,705 SF	1,683 SF	1,798 SF	1,763 SF	unclear
Days on market	42 days	75 days	45 days	86 days	unclear
Discount from original list	12.2%	14.2%	9.1%	10.2%	unclear
Price cut before sale	37%	65%	53%	55%	unclear
Seller paid closing costs or repairs	43%	68%	75%	66%	unclear
Has a view	20%	35%	28%	38%	unclear

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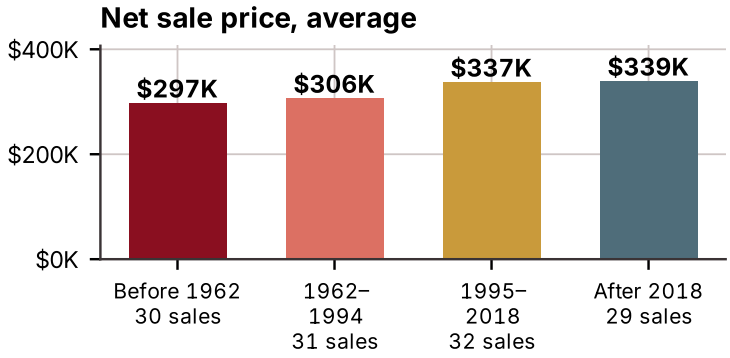
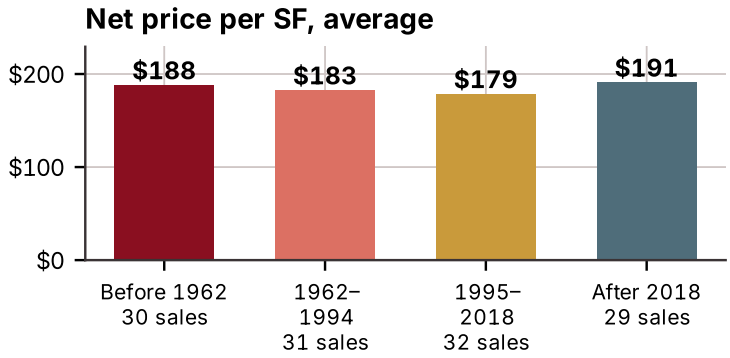
5.3 Net sale price: no clear difference



The average is **$339K** for homes built after 2018 and **$297K** for homes built before 1962. It rises step by step from the lowest range to the highest. Defined in 8.1.1.

– No clear difference · could be chance

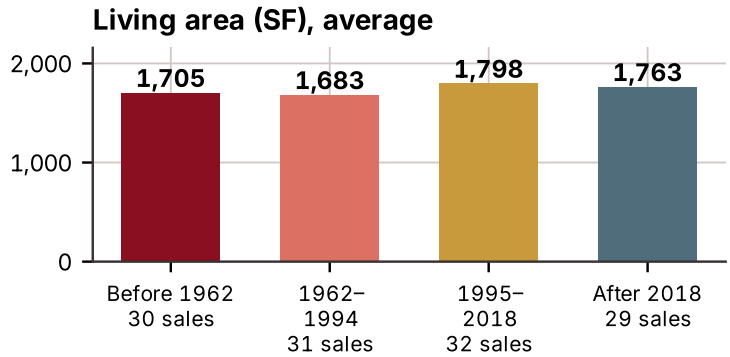
5.4 Net price per SF: no clear difference



The average is **$191 per SF** for homes built after 2018 and **$188 per SF** for homes built before 1962. It does not move in a straight line; homes built after 2018 are highest. Defined in 8.1.2.

– No clear difference · could be chance

5.5 Living area: no clear difference



The average is **1,763 SF** for homes built after 2018 and **1,705 SF** for homes built before 1962. It does not move in a straight line; homes built 1995–2018 are highest. Defined in 8.1.3.

– No clear difference · could be chance

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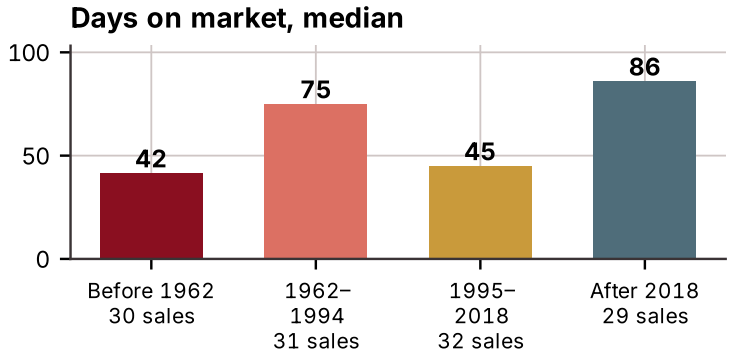
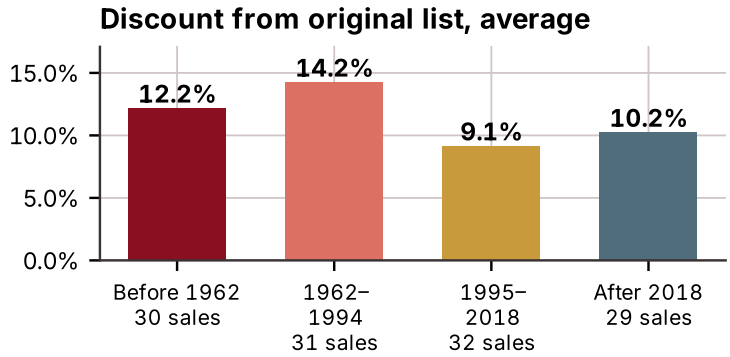
5.6 Days on market: no clear difference



The median is **86 days** for homes built after 2018 and **42 days** for homes built before 1962. It does not move in a straight line; homes built after 2018 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 **10.2%** for homes built after 2018 and **12.2%** for homes built before 1962. It does not move in a straight line; homes built 1962–1994 are highest. Defined in 8.1.6.

– No clear difference · could be chance

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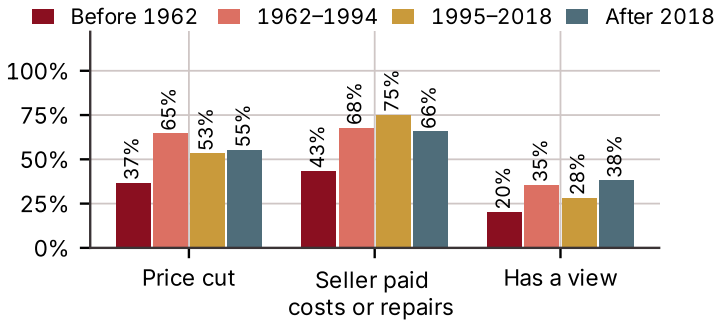
5.8 How often: price cut before sale, seller paid closing costs or repairs, has a view



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

- 55% of homes built after 2018 had a price cut before sale, against 37% of homes built before 1962. Defined in 8.1.7.
- 66% of homes built after 2018 had the seller pay closing costs or repairs, against 43% of homes built before 1962. Defined in 8.1.8.
- 38% of homes built after 2018 have a view, against 20% of homes built before 1962. 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 1962 30 sales	1962–1994 31 sales	1995–2018 32 sales	After 2018 29 sales	All 122 sales	Real difference?
Net sale price average	$297,094	$306,152	$336,952	$338,909	$319,790	unclear
Net price per SF average	$188	$183	$179	$191	$185	unclear
Living area average	1,705	1,683	1,798	1,763	1,738	unclear
Year built median	1936	1982	2004	2023	1994	by design

5.10 The numbers: selling

	Before 1962 30 sales	1962–1994 31 sales	1995–2018 32 sales	After 2018 29 sales	All 122 sales	Real difference?
Days on market median	42	75	45	86	53	unclear
Discount from original list average	12.2%	14.2%	9.1%	10.2%	11.4%	unclear
Price cut before sale	37%	65%	53%	55%	52%	unclear
Seller paid closing costs or repairs	43%	68%	75%	66%	63%	unclear
Has a view	20%	35%	28%	38%	30%	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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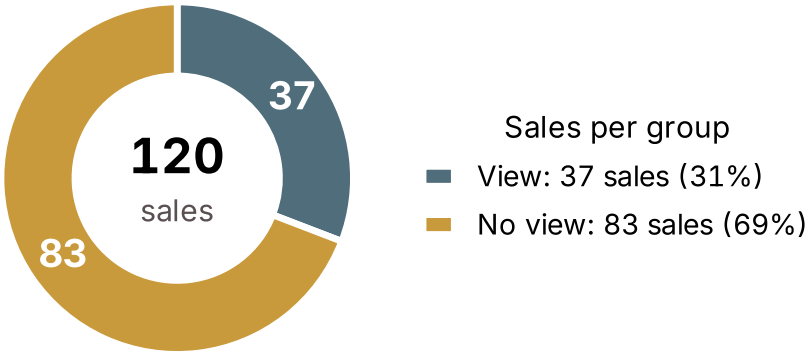
6. View and no view

Resale homes · 122 sales · November 22, 2025 – November 21, 2026

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



Bottom line: no measure differs enough between the groups to rule out chance.

6.1 Key differences

The top group against the bottom group: no measure differs enough to rule out chance.

6.2 At a glance

Shaded rows are real differences; the darkest cell is the highest. Gray rows show no clear difference. Prices are averages; days on market and year built are medians.

	View	No view	Real difference?
Net sale price	$403K	$285K	unclear
Net price per SF	$218 per SF	$170 per SF	unclear
Living area	1,820 SF	1,709 SF	unclear
Year built	1995	1985	unclear
Days on market	66 days	49 days	unclear
Discount from original list	14.1%	10.3%	unclear
Price cut before sale	59%	49%	unclear
Seller paid closing costs or repairs	65%	61%	unclear

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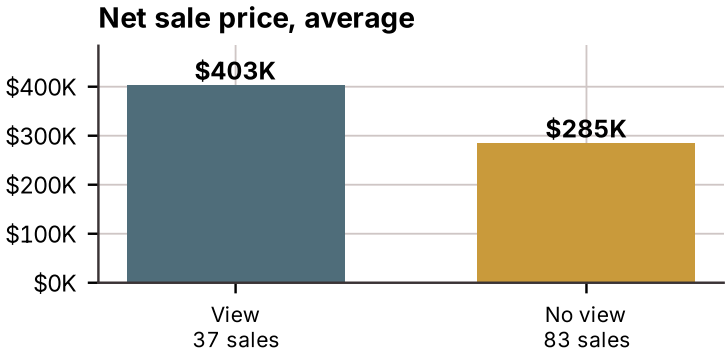
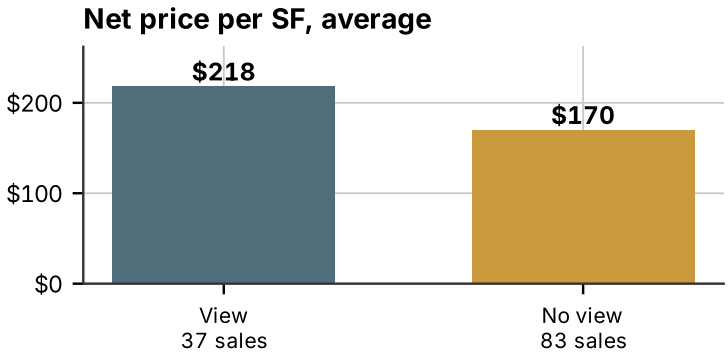
6.3 Net sale price: no clear difference



The average is **$403K** for homes with a view and **$285K** for homes without a view. Defined in 8.1.1.

– No clear difference · could be chance

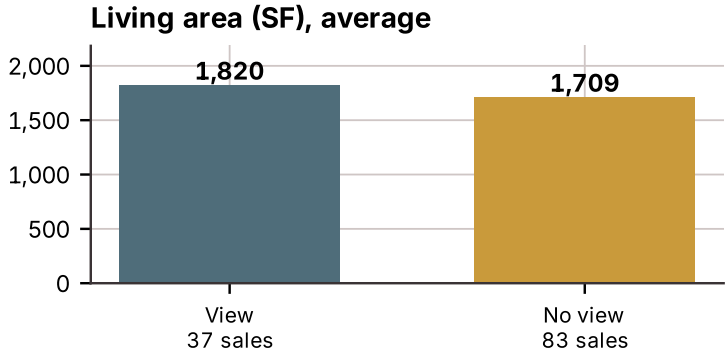
6.4 Net price per SF: no clear difference



The average is **$218 per SF** for homes with a view and **$170 per SF** for homes without a view. Defined in 8.1.2.

– No clear difference · could be chance

6.5 Living area: no clear difference



The average is **1,820 SF** for homes with a view and **1,709 SF** for homes without a view. Defined in 8.1.3.

– No clear difference · could be chance

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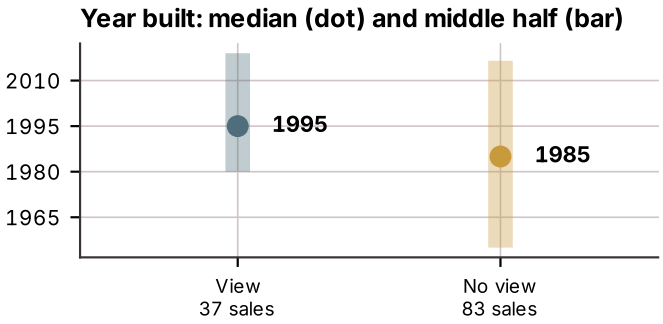
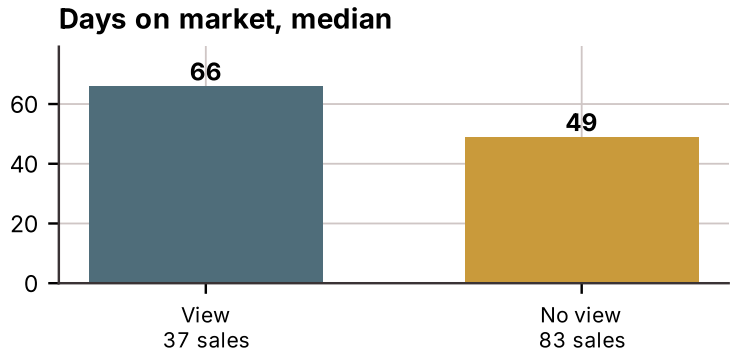
6.6 Year built: no clear difference



The median is **1995** for homes with a view and **1985** for homes without a view. Defined in 8.1.4.

– No clear difference · could be chance

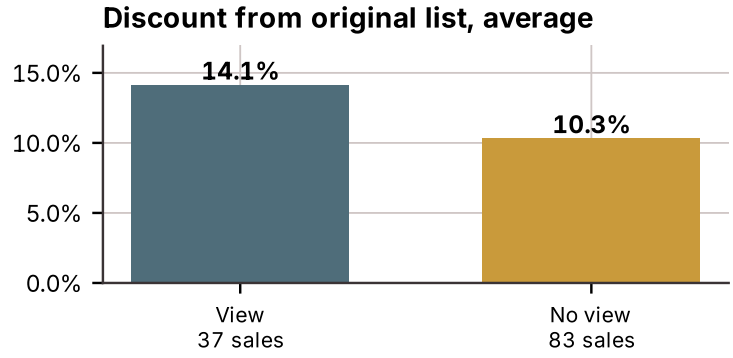
6.7 Days on market: no clear difference



The median is **66 days** for homes with a view and **49 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 **14.1%** for homes with a view and **10.3%** for homes without a view. Defined in 8.1.6.

– No clear difference · could be chance

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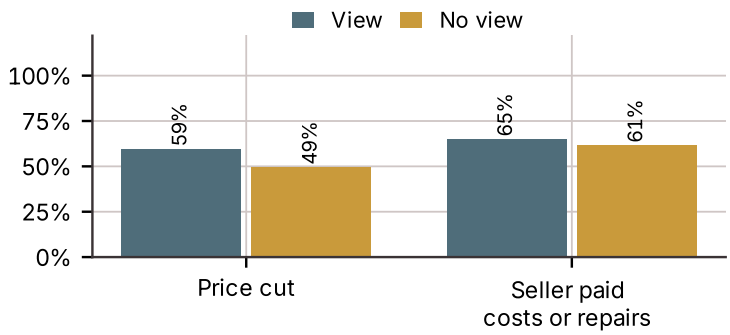
6.9 How often: price cut before sale, seller paid closing costs or repairs



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

- 59% of homes with a view had a price cut before sale, against 49% of homes without a view. Defined in 8.1.7.
- 65% of homes with a view had the seller pay closing costs or repairs, against 61% of homes without a view. Defined in 8.1.8.

Price cut before sale: **– No clear difference** · could be chance
Seller paid closing costs or repairs: **– No clear difference** · could be chance

6.10 The numbers: price and size

	View 37 sales	No view 83 sales	All 120 sales	Real difference?
Net sale price average	$402,928	$284,642	$321,113	unclear
Net price per SF average	$218	$170	$185	unclear
Living area average	1,820	1,709	1,743	unclear
Year built median	1995	1985	1994	unclear

6.11 The numbers: selling

	View 37 sales	No view 83 sales	All 120 sales	Real difference?
Days on market median	66	49	53	unclear
Discount from original list average	14.1%	10.3%	11.5%	unclear
Price cut before sale	59%	49%	52%	unclear
Seller paid closing costs or repairs	65%	61%	62%	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 · 136 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: 136 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 Lockhart.

Measure	Average	Median
Sales		136
Net sale price	**$309,082**	$267,250
Net price per SF	**$154**	$152
Living area (SF)	**1,983**	1,900
Days on market	**80**	58
Discount from original list	**12.7%**	13.0%
Price cut before sale		75% of sales
Seller paid closing costs or repairs		90% 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 122 resale sales. Average $319,790; median $272,375; standard deviation $188,158; middle half (25th–75th percentile) $220,000–$383,550; lowest $49,000, highest $1,630,000. 77 sales had a seller payment; their median payment was $8,000.

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 122 resale sales. Average $185; median $162; standard deviation $75; middle half (25th–75th percentile) $141–$214; lowest $55, highest $517.

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 122 resale sales. Average 1,738; median 1,621; standard deviation 609; middle half (25th–75th percentile) 1,418–1,915; lowest 583, highest 4,157.

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 122 resale sales. Average 1985; median 1994; standard deviation 34; middle half (25th–75th percentile) 1962–2018; lowest 1880, 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	122 resale sales. Average 88; median 53; standard deviation 96; middle half (25th–75th percentile) 13–126; lowest 0, highest 420. 1 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	122 resale sales. Average 11.4%; median 9.7%; standard deviation 9.5%; middle half (25th–75th percentile) 4.3%–15.7%; lowest −5.2%, highest 42.4%. 4 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	64 of 122 resale sales (52.5%).

8.1.8 Seller paid closing costs or repairs

In simple terms	The seller paid some of the buyer's closing costs or repairs.
Statistically	Indicator: ACTRIS_BuyersCIsgCostPdbySell + ACTRIS_RepairsAmount > 0. Reported as the share of sales (%).
The data	77 of 122 resale sales (63.1%).

8.1.9 Has a view

In simple terms	The MLS says the home looks over something: a greenbelt or park, trees, golf course, hill country, water and similar.
Statistically	View = the View field holds any entry other than “None”, “Neighborhood” or “See Remarks”. No view = only “None” and/or “Neighborhood”. A record whose only entry is “See Remarks” cannot be classified and is left out of the view slice.
The data	37 sales with a view, 83 without, 2 unclassified. Most common View entries: Neighborhood 46, None 44, Trees/Woods 16, Rural 12, Pasture 10, City 6, Creek/Stream 3, Pond 3.

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8.2 Methods

8.2.1 Data source

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

Statistically ABOR MLS via secure APIs, read from ALEX's copy of the MLS (refreshed every 15 minutes; this pull as of 2026-11-22 12:45 UTC), every field. Filter: StandardStatus = Closed, PropertyType = Residential, City = Lockhart.

The data Pulled November 22, 2026: 280 closed Lockhart records over the prior year. ZIP codes: 1, the most sales in 78644.

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

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

The data 258 single-family sales in the window: 122 resale, 136 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 122 resale; 136 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 20 sale(s) other than single-family homes (condo, townhome and similar); 2 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 $220K”.

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 $220K: $49,000–$217,000 (30 sales); $220K–$272K: $220,000–$272,250 (31 sales); $272K–$384K: $272,500–$384,500 (31 sales); Over $384K: $385,100–$1,630,000 (30 sales)
Quartiles by living area: Under 1,417 SF: 583–1,401 SF (30 sales); 1,417–1,619 SF: 1,417–1,619 SF (31 sales); 1,623–1,916 SF: 1,623–1,916 SF (31 sales); Over 1,916 SF: 1,917–4,157 SF (30 sales)
Quartiles by year built: Before 1962: 1880–1960 (30 sales); 1962–1994: 1962–1994 (31 sales); 1995–2018: 1995–2018 (32 sales); After 2018: 2019–2025 (29 sales)
View and no view: View: MLS lists a view (37 sales); No view: None or Neighborhood (83 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 $319,790, median $272,375. Days on market: average 88, median 53: the average is pulled up by a few long listings.

8.2.7 Kruskal–Wallis test

In simple terms Checks whether a measure really differs across the four groups of a slice. It uses each sale's rank, not its value, so a few extreme sales cannot drive the answer.

Statistically $H = [12/(n(n+1))]\ \Sigma\ R_j^2/n_j - 3(n+1)$, compared with χ^2 on k − 1 degrees of freedom (Kruskal & Wallis, 1952). Effect size $\varepsilon^2 = H/(n-1)$: ≥ .01 small, ≥ .06 medium, ≥ .14 large (Tomczak & Tomczak, 2014). A slice is tested only when every group has at least 5 sales; smaller groups are described, not tested.

The data Run on every measure in sections 3–5; each result is in 8.3.

8.2.8 Mann–Whitney U test

In simple terms The same check when there are only two groups: view against no view.

Statistically Two-sided U test (Mann & Whitney, 1947). Effect size = rank-biserial correlation $\left|1 - 2U/(n_1 n_2)\right|$: ≥ .10 small, ≥ .30 medium, ≥ .50 large (Kerby, 2014; Cohen, 1988).

The data Run on every measure in section 6; results in 8.3.

8.2.9 Chi-square test

In simple terms Checks whether a yes/no share (price cut, seller payment, view) differs between groups more than chance would.

Statistically Pearson χ^2 on the 2 × k table of counts, no continuity correction (Pearson, 1900). Effect size Cramér's $V = \sqrt{(\chi^2/n)}$: ≥ .10 small, ≥ .30 medium, ≥ .50 large (Cramér, 1946).

The data Run on the three shares in every slice; results in 8.3.

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8.2.10 Real difference (significance)

In simple terms "Real difference" means a gap this large would be very unlikely if the groups were really alike. Because many measures are checked in each slice, the bar is set higher than usual.

Statistically Significant when $p < 0.05 \div m$, where m is the number of measures tested in that slice (Bonferroni; Dunn, 1961). The slicing variable itself differs by design and is not tested.

The data Quartiles by net sale price: m = 8, threshold $p < 0.0063$; Quartiles by living area: m = 8, threshold $p < 0.0063$; Quartiles by year built: m = 8, threshold $p < 0.0063$; View and no view: m = 8, threshold $p < 0.0063$

8.2.11 Size of a difference

In simple terms A difference can be real but small. The size word (small, medium, large) says how much the groups pull apart.

Statistically ε^2 for Kruskal–Wallis, rank-biserial r for Mann–Whitney, Cramér's V for chi-square, with the thresholds above; below the small threshold the size is "negligible".

The data 4 real differences across the four slices; sizes are listed in 8.3.

8.2.12 Rounding in the text

In simple terms Headings and sentences round figures so they read easily; the tables at the end of each section give them in full.

Statistically Prices in headings round to the nearest $1K; price per SF and days on market to the nearest whole number; living area to the nearest 10 SF; shares and percentage gaps to whole percents.

The data Days on market is always shown in days.

8.3 Test results

Every test behind every gold box. Statistic, degrees of freedom (df), p-value, the threshold it must beat, and the size of the difference.

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8.3.1 Quartiles by net sale price

Measure	Test	Statistic	df	p-value	Threshold	Real difference?	Effect size	Size
Net price per SF	Kruskal–Wallis	H = 50.58	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.418$	large
Living area	Kruskal–Wallis	H = 45.59	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.377$	large
Year built	Kruskal–Wallis	H = 7.34	3	0.0617	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.061$	medium
Days on market	Kruskal–Wallis	H = 3.42	3	0.3315	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.028$	small
Discount from original list	Kruskal–Wallis	H = 8.23	3	0.0415	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.068$	medium
Price cut before sale	Chi-square	$\chi^2 = 4.85$	3	0.1830	p < 0.0063	**Unclear**	Cramér's V = 0.199	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 19.28$	3	0.0002	p < 0.0063	**Yes**	Cramér's V = 0.398	medium
Has a view	Chi-square	$\chi^2 = 7.37$	3	0.0610	p < 0.0063	**Unclear**	Cramér's V = 0.246	small

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 = 36.35	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.300$	large
Net price per SF	Kruskal–Wallis	H = 2.01	3	0.5708	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.017$	small
Year built	Kruskal–Wallis	H = 6.55	3	0.0877	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.054$	small
Days on market	Kruskal–Wallis	H = 1.62	3	0.6542	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.013$	small
Discount from original list	Kruskal–Wallis	H = 0.45	3	0.9300	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.004$	negligible
Price cut before sale	Chi-square	$\chi^2 = 0.44$	3	0.9325	p < 0.0063	**Unclear**	Cramér's V = 0.060	negligible
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 6.76$	3	0.0800	p < 0.0063	**Unclear**	Cramér's V = 0.235	small
Has a view	Chi-square	$\chi^2 = 2.60$	3	0.4573	p < 0.0063	**Unclear**	Cramér's V = 0.146	small

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8.3.3 Quartiles by year built

Measure	Test	Statistic	df	p-value	Threshold	Real difference?	Effect size	Size
Net sale price	Kruskal–Wallis	H = 0.80	3	0.8487	p < 0.0063	**Unclear**	ε^2 = 0.007	negligible
Net price per SF	Kruskal–Wallis	H = 0.14	3	0.9871	p < 0.0063	**Unclear**	ε^2 = 0.001	negligible
Living area	Kruskal–Wallis	H = 2.33	3	0.5069	p < 0.0063	**Unclear**	ε^2 = 0.019	small
Days on market	Kruskal–Wallis	H = 4.35	3	0.2257	p < 0.0063	**Unclear**	ε^2 = 0.036	small
Discount from original list	Kruskal–Wallis	H = 4.46	3	0.2156	p < 0.0063	**Unclear**	ε^2 = 0.037	small
Price cut before sale	Chi-square	χ^2 = 4.90	3	0.1794	p < 0.0063	**Unclear**	Cramér's V = 0.200	small
Seller paid closing costs or repairs	Chi-square	χ^2 = 7.34	3	0.0618	p < 0.0063	**Unclear**	Cramér's V = 0.245	small
Has a view	Chi-square	χ^2 = 2.77	3	0.4282	p < 0.0063	**Unclear**	Cramér's V = 0.151	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 = 1,972.00	—	0.0132	p < 0.0063	**Unclear**	rank-biserial r = 0.284	small
Net price per SF	Mann–Whitney U	U = 1,968.00	—	0.0141	p < 0.0063	**Unclear**	rank-biserial r = 0.282	small
Living area	Mann–Whitney U	U = 1,696.50	—	0.3617	p < 0.0063	**Unclear**	rank-biserial r = 0.105	small
Year built	Mann–Whitney U	U = 1,739.50	—	0.2471	p < 0.0063	**Unclear**	rank-biserial r = 0.133	small
Days on market	Mann–Whitney U	U = 1,750.50	—	0.2228	p < 0.0063	**Unclear**	rank-biserial r = 0.140	small
Discount from original list	Mann–Whitney U	U = 1,890.50	—	0.0440	p < 0.0063	**Unclear**	rank-biserial r = 0.231	small
Price cut before sale	Chi-square	χ^2 = 1.04	1	0.3081	p < 0.0063	**Unclear**	Cramér's V = 0.093	negligible
Seller paid closing costs or repairs	Chi-square	χ^2 = 0.13	1	0.7209	p < 0.0063	**Unclear**	Cramér's V = 0.033	negligible

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8.4 Data notes

Left out of the analysis: 136 new-construction sales (basic statistics only, section 7); 20 sale(s) other than single-family homes (condo, townhome and similar); 2 sale(s) with concessions above 10% of price. Statistics: Python, NumPy 2.5.3, SciPy 1.18.1.

8.5 References

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This is a market study of closed sales, not an appraisal or an opinion of value for any home. The analysis covers 122 closed MLS resale sales; the 136 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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