Canyon Lake

Comal 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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November 22, 2026 · 7:12 AM CST

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
79	$389,843	$230	83 days
single-family resale homes	average $554,968	average $252	average 122 days

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1. Summary

Resale homes · 79 sales · November 22, 2025 – November 21, 2026

This study looks at the **79 resale homes** sold in Canyon Lake 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.

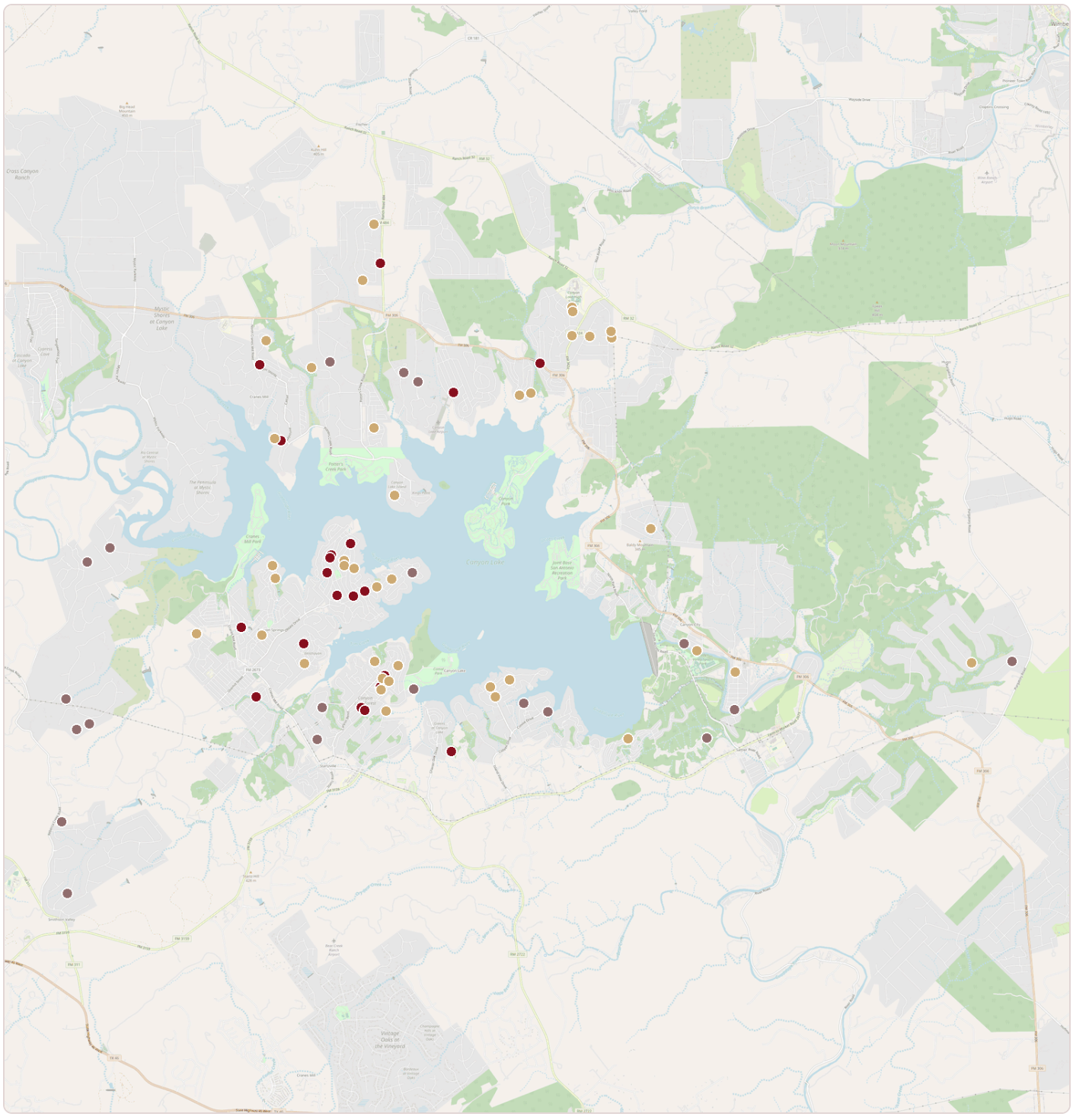
Each comparison has its own section (3–6) with everything about it in one place: the key differences, a table of every measure at a glance, the charts and the numbers.

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2. Where the resale homes sold

79 resale homes · colored by price range

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



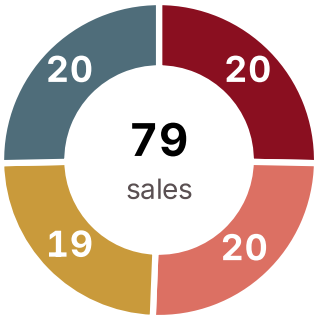
● Under $310K · 20 sales ● $310K–$390K · 20 sales ● $390K–$725K · 19 sales ● Over $725K · 20 sales

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3. Quartiles by net sale price

Resale homes · 79 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.



Sales per group

- Under $310K: 20 sales (25%)
- $310K–$390K: 20 sales (25%)
- $390K–$725K: 19 sales (24%)
- Over $725K: 20 sales (25%)

Bottom line

- Homes over $725K are about 1,880 SF (144%) larger than homes under $310K.
- Homes over $725K sell for about $147 per SF (74%) more than homes under $310K.

3.1 Key differences

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

Under $310K $310K–$390K $390K–$725K Over $725K

Higher-priced homes Over $725K

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

Lower-priced homes Under $310K

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

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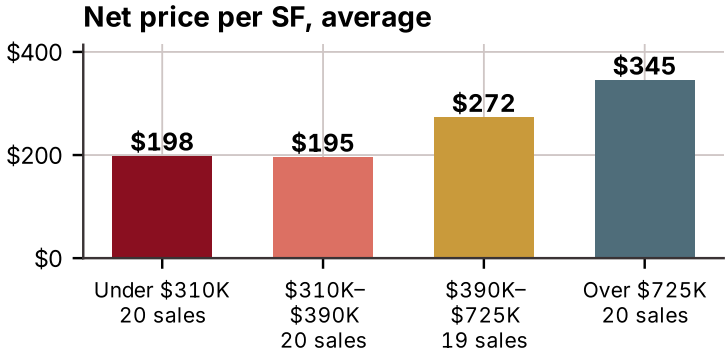
3.2 At a glance

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

	Under $310K	$310K–$390K	$390K–$725K	Over $725K	Real difference?
Net price per SF	$198 per SF	$195 per SF **Lowest**	$272 per SF	$345 per SF **Highest**	✓ large
Living area	1,307 SF **Smallest**	1,809 SF	2,068 SF	3,191 SF **Largest**	✓ large
Year built	1998	2006	2006	2006	unclear
Days on market	98 days	96 days	80 days	65 days	unclear
Discount from original list	13.3%	8.8%	7.2%	9.7%	unclear
Price cut before sale	75%	65%	53%	50%	unclear
Seller paid closing costs or repairs	70%	65%	53%	55%	unclear
Has a view	75%	90%	74%	100%	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 $725K sell for about $147 per SF (74%) more than homes under $310K

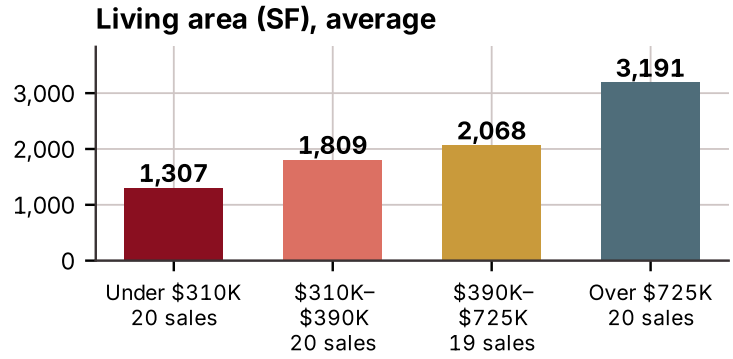


The average is **$345 per SF** for homes over $725K and **$198 per SF** for homes under $310K. It does not move in a straight line; homes over $725K are highest. Defined in 8.1.2.

✓ **Real difference** · large

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3.4 Homes over $725K are about 1,880 SF (144%) larger than homes under $310K

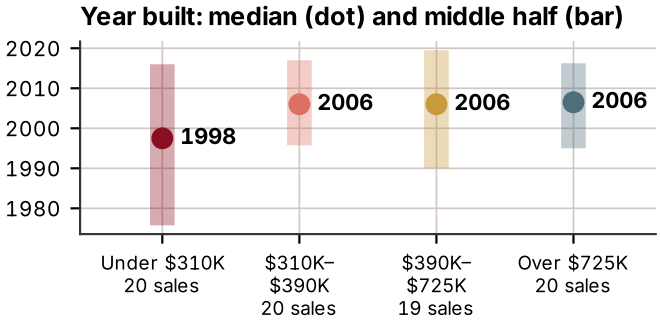


The average is **3,191 SF** for homes over $725K and **1,307 SF** for homes under $310K. It rises step by step from the lowest range to the highest.

Defined in 8.1.3.

✓ **Real difference** · large

3.5 Year built: no clear difference

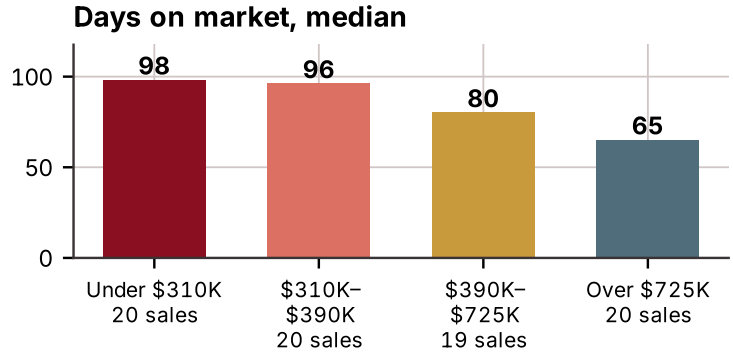


The median is **2006** for homes over $725K and **1998** for homes under $310K. It rises step by step from the lowest range to the highest.

Defined in 8.1.4.

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

3.6 Days on market: no clear difference



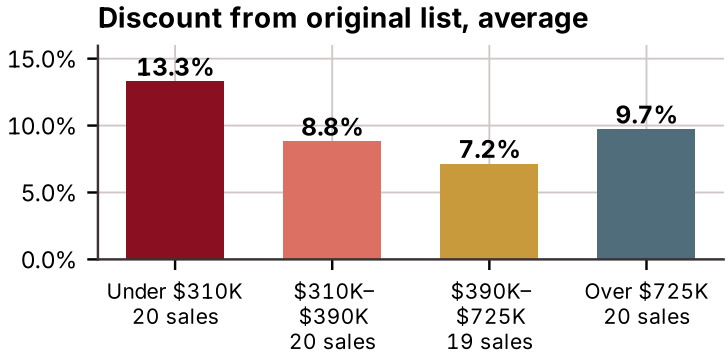
The median is **65 days** for homes over $725K and **98 days** for homes under $310K. It falls step by step from the lowest range to the highest.

Defined in 8.1.5.

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

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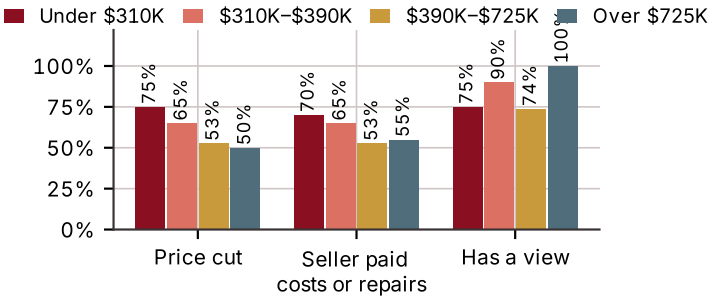
3.7 Discount from original list: no clear difference



The average is **9.7%** for homes over $725K and **13.3%** for homes under $310K. It does not move in a straight line; homes under $310K 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.

- 50% of homes over $725K had a price cut before sale, against 75% of homes under $310K. Defined in 8.1.7.
- 55% of homes over $725K had the seller pay closing costs or repairs, against 70% of homes under $310K. Defined in 8.1.8.
- 100% of homes over $725K have a view, against 75% of homes under $310K. 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

3.9 The numbers: price and size

	Under $310K 20 sales	$310K–$390K 20 sales	$390K–$725K 19 sales	Over $725K 20 sales	All 79 sales	Real difference?
Net sale price average	$252,705	$342,409	$549,132	$1,075,335	$554,968	by design
Net price per SF average	$198	$195	$272	$345	$252	✓ large
Living area average	1,307	1,809	2,068	3,191	2,094	✓ large
Year built median	1998	2006	2006	2006	2006	unclear

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3.10 The numbers: selling

	Under $310K 20 sales	$310K–$390K 20 sales	$390K–$725K 19 sales	Over $725K 20 sales	All 79 sales	Real difference?
Days on market median	98	96	80	65	83	unclear
Discount from original list average	13.3%	8.8%	7.2%	9.7%	9.8%	unclear
Price cut before sale	75%	65%	53%	50%	61%	unclear
Seller paid closing costs or repairs	70%	65%	53%	55%	61%	unclear
Has a view	75%	90%	74%	100%	85%	unclear

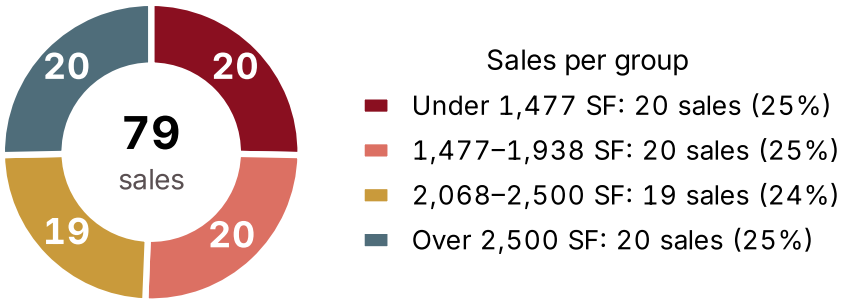
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.1.

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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.



Bottom line

- Homes over 2,500 SF sell for about $759K (292%) more than homes under 1,477 SF.
- Homes over 2,500 SF sell for about $109 per SF (52%) more than homes under 1,477 SF.

4.1 Key differences

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

Under 1,477 SF · 1,477–1,938 SF · 2,068–2,500 SF · Over 2,500 SF

Larger homes Over 2,500 SF

- Sell for much more.
- Sell for more per square foot.

Smaller homes Under 1,477 SF

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

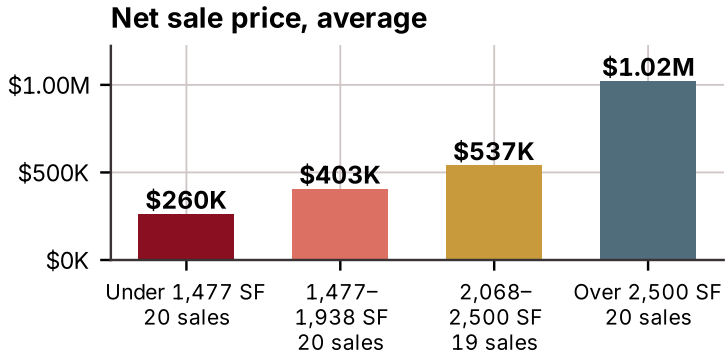
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4.2 At a glance

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 1,477 SF	1,477–1,938 SF	2,068–2,500 SF	Over 2,500 SF	Real difference?
Net sale price	$260K **Lowest**	$403K	$537K	$1.02M **Highest**	✓ large
Net price per SF	$210 per SF **Lowest**	$245 per SF	$234 per SF	$319 per SF **Highest**	✓ large
Year built	2010	2006	1999	2010	unclear
Days on market	96 days	88 days	136 days	56 days	unclear
Discount from original list	12.6%	5.4%	10.7%	10.4%	unclear
Price cut before sale	75%	50%	63%	55%	unclear
Seller paid closing costs or repairs	60%	55%	79%	50%	unclear
Has a view	80%	70%	89%	100%	unclear

4.3 Homes over 2,500 SF sell for about $759K (292%) more than homes under 1,477 SF



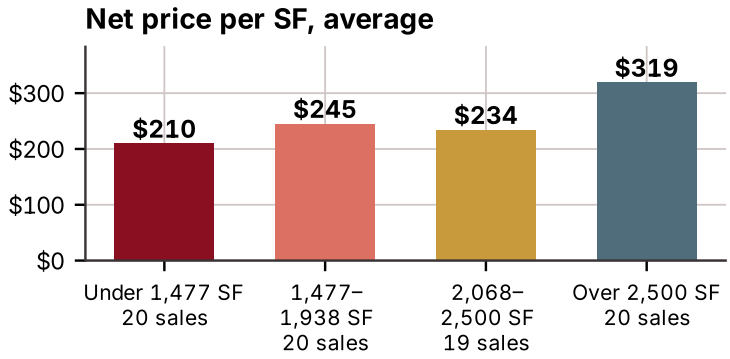
The average is **$1.02M** for homes over 2,500 SF and **$260K** for homes under 1,477 SF. It rises step by step from the lowest range to the highest.

Defined in 8.1.1.

✓ **Real difference** · large

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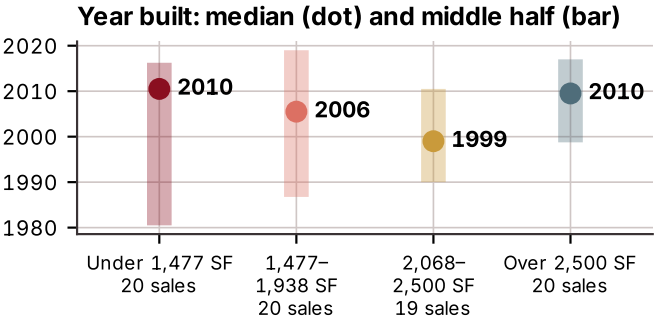
4.4 Homes over 2,500 SF sell for about $109 per SF (52%) more than homes under 1,477 SF



The average is **$319 per SF** for homes over 2,500 SF and **$210 per SF** for homes under 1,477 SF. It does not move in a straight line; homes over 2,500 SF are highest. Defined in 8.1.2.

✓ **Real difference** · large

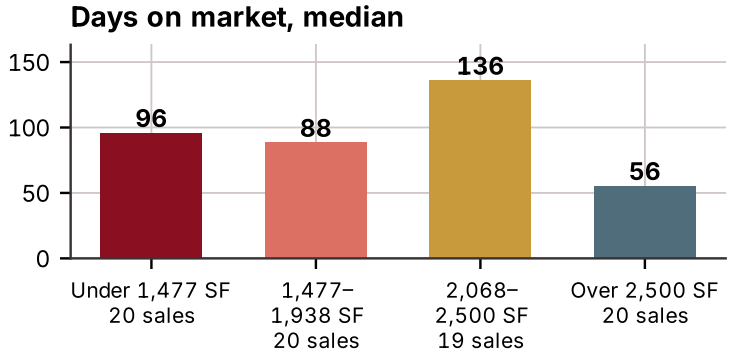
4.5 Year built: no clear difference



The median is **2010** for homes over 2,500 SF and **2010** for homes under 1,477 SF. It does not move in a straight line; homes under 1,477 SF are highest. Defined in 8.1.4.

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

4.6 Days on market: no clear difference

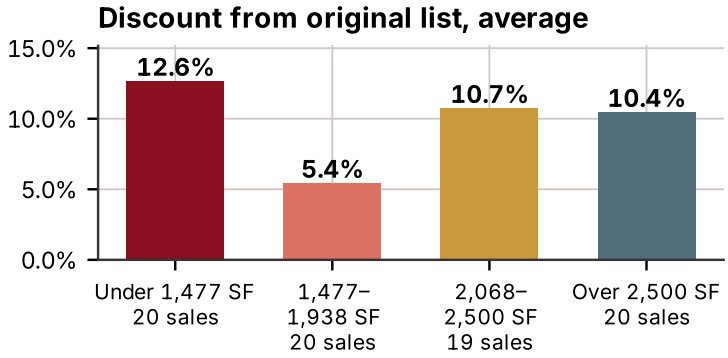


The median is **56 days** for homes over 2,500 SF and **96 days** for homes under 1,477 SF. It does not move in a straight line; homes 2,068–2,500 SF are highest. Defined in 8.1.5.

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

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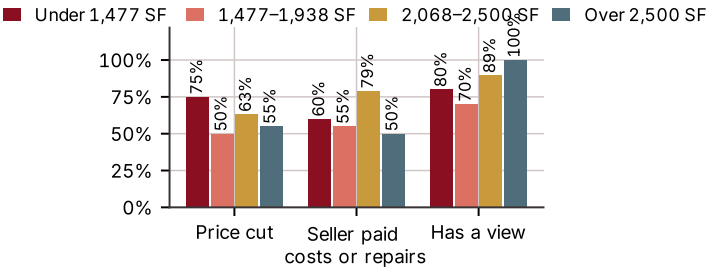
4.7 Discount from original list: no clear difference



The average is **10.4%** for homes over 2,500 SF and **12.6%** for homes under 1,477 SF. It does not move in a straight line; homes under 1,477 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.

- 55% of homes over 2,500 SF had a price cut before sale, against 75% of homes under 1,477 SF. Defined in 8.1.7.
- 50% of homes over 2,500 SF had the seller pay closing costs or repairs, against 60% of homes under 1,477 SF. Defined in 8.1.8.
- 100% of homes over 2,500 SF have a view, against 80% of homes under 1,477 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 1,477 SF 20 sales	1,477–1,938 SF 20 sales	2,068–2,500 SF 19 sales	Over 2,500 SF 20 sales	All 79 sales	Real difference?
Net sale price average	$259,596	$403,203	$537,422	$1,018,775	$554,968	✓ large
Net price per SF average	$210	$245	$234	$319	$252	✓ large
Living area average	1,243	1,651	2,278	3,214	2,094	by design
Year built median	2010	2006	1999	2010	2006	unclear

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4.10 The numbers: selling

	Under 1,477 SF 20 sales	1,477–1,938 SF 20 sales	2,068–2,500 SF 19 sales	Over 2,500 SF 20 sales	All 79 sales	Real difference?
Days on market median	96	88	136	56	83	unclear
Discount from original list average	12.6%	5.4%	10.7%	10.4%	9.8%	unclear
Price cut before sale	75%	50%	63%	55%	61%	unclear
Seller paid closing costs or repairs	60%	55%	79%	50%	61%	unclear
Has a view	80%	70%	89%	100%	85%	unclear

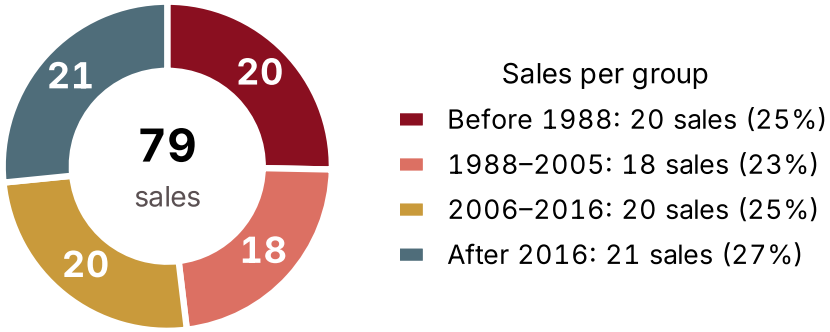
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.2.

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5. Quartiles by year built

Resale homes · 79 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.

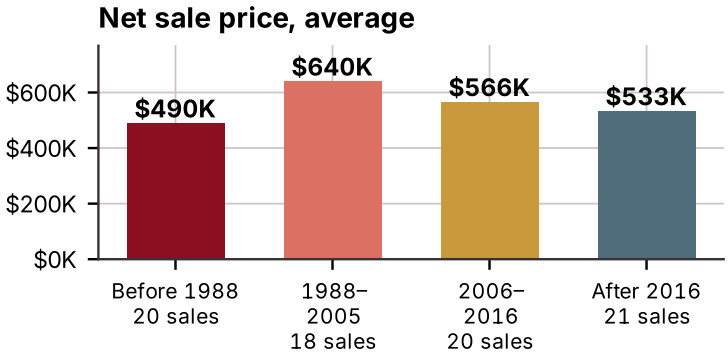
5.2 At a glance

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 1988	1988–2005	2006–2016	After 2016	Real difference?
Net sale price	$490K	$640K	$566K	$533K	unclear
Net price per SF	$253 per SF	$268 per SF	$243 per SF	$247 per SF	unclear
Living area	1,855 SF	2,323 SF	2,183 SF	2,041 SF	unclear
Days on market	124 days	96 days	74 days	75 days	unclear
Discount from original list	10.6%	12.1%	8.6%	8.2%	unclear
Price cut before sale	60%	61%	40%	81%	unclear
Seller paid closing costs or repairs	65%	61%	60%	57%	unclear
Has a view	85%	83%	95%	76%	unclear

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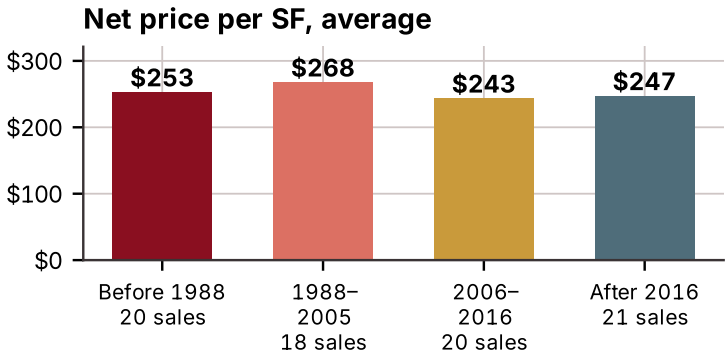
5.3 Net sale price: no clear difference



The average is **$533K** for homes built after 2016 and **$490K** for homes built before 1988. It does not move in a straight line; homes built 1988–2005 are highest. Defined in 8.1.1.

– No clear difference · could be chance

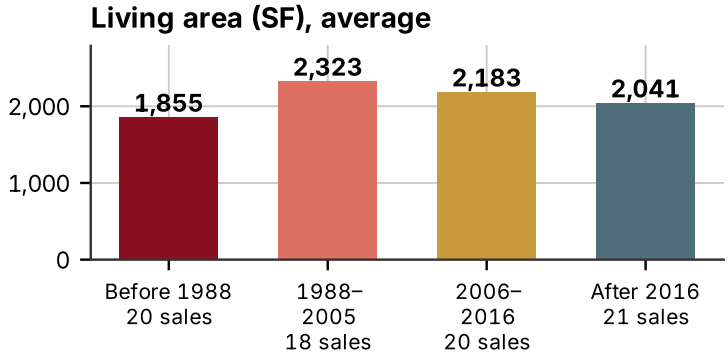
5.4 Net price per SF: no clear difference



The average is **$247 per SF** for homes built after 2016 and **$253 per SF** for homes built before 1988. It does not move in a straight line; homes built 1988–2005 are highest. Defined in 8.1.2.

– No clear difference · could be chance

5.5 Living area: no clear difference

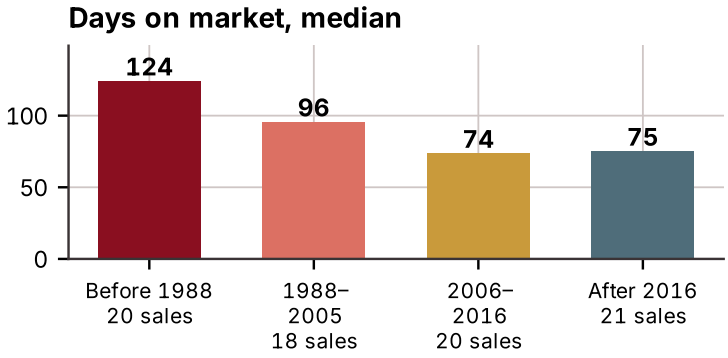


The average is **2,041 SF** for homes built after 2016 and **1,855 SF** for homes built before 1988. It does not move in a straight line; homes built 1988–2005 are highest. Defined in 8.1.3.

– No clear difference · could be chance

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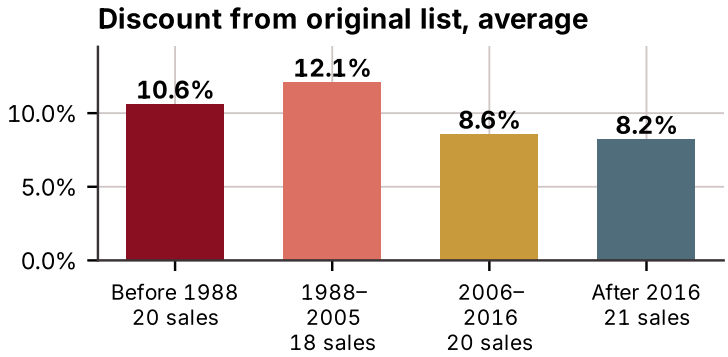
5.6 Days on market: no clear difference



The median is **75 days** for homes built after 2016 and **124 days** for homes built before 1988. It does not move in a straight line; homes built before 1988 are highest. Defined in 8.1.5.

– No clear difference · could be chance

5.7 Discount from original list: no clear difference

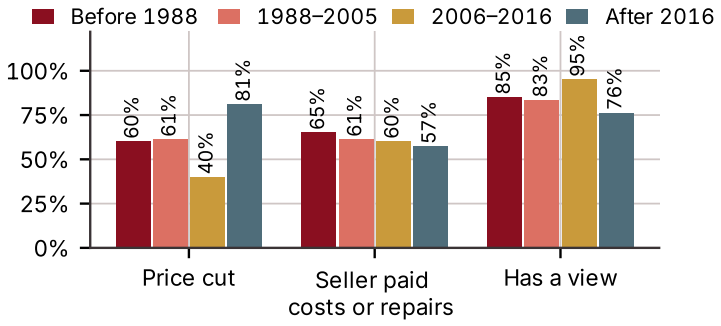


The average is **8.2%** for homes built after 2016 and **10.6%** for homes built before 1988. It does not move in a straight line; homes built 1988–2005 are highest. Defined in 8.1.6.

– 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.

- 81% of homes built after 2016 had a price cut before sale, against 60% of homes built before 1988. Defined in 8.1.7.
- 57% of homes built after 2016 had the seller pay closing costs or repairs, against 65% of homes built before 1988. Defined in 8.1.8.
- 76% of homes built after 2016 have a view, against 85% of homes built before 1988. 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 1988 20 sales	1988–2005 18 sales	2006–2016 20 sales	After 2016 21 sales	All 79 sales	Real difference?
Net sale price average	$489,516	$640,183	$566,283	$533,488	$554,968	unclear
Net price per SF average	$253	$268	$243	$247	$252	unclear
Living area average	1,855	2,323	2,183	2,041	2,094	unclear
Year built median	1977	1996	2012	2020	2006	by design

5.10 The numbers: selling

	Before 1988 20 sales	1988–2005 18 sales	2006–2016 20 sales	After 2016 21 sales	All 79 sales	Real difference?
Days on market median	124	96	74	75	83	unclear
Discount from original list average	10.6%	12.1%	8.6%	8.2%	9.8%	unclear
Price cut before sale	60%	61%	40%	81%	61%	unclear
Seller paid closing costs or repairs	65%	61%	60%	57%	61%	unclear
Has a view	85%	83%	95%	76%	85%	unclear

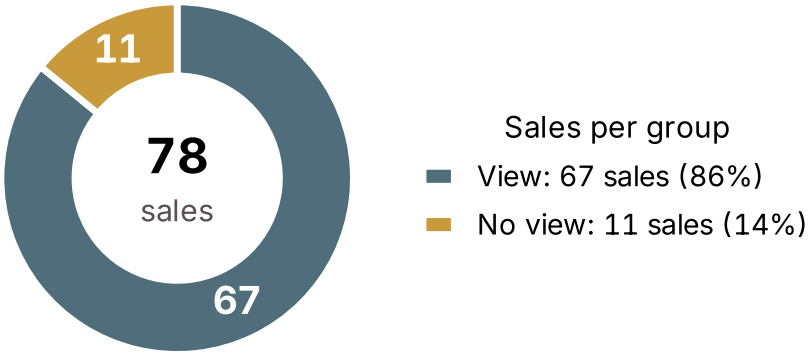
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.3.

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6. View and no view

Resale homes · 79 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. 1 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.

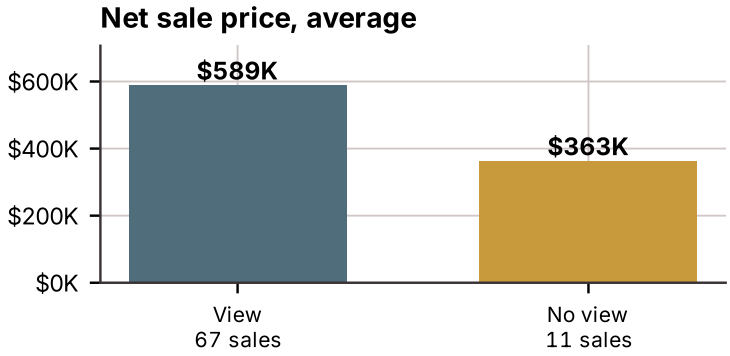
6.2 At a glance

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	$589K	$363K	unclear
Net price per SF	$257 per SF	$227 per SF	unclear
Living area	2,180 SF	1,597 SF	unclear
Year built	2006	1997	unclear
Days on market	83 days	97 days	unclear
Discount from original list	10.4%	5.8%	unclear
Price cut before sale	63%	45%	unclear
Seller paid closing costs or repairs	63%	55%	unclear

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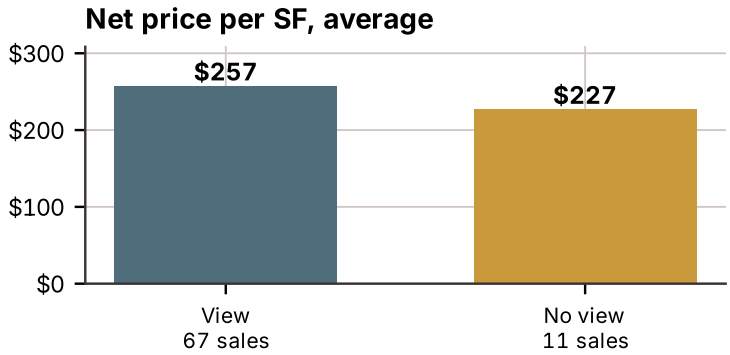
6.3 Net sale price: no clear difference



The average is **$589K** for homes with a view and **$363K** for homes without a view. Defined in 8.1.1.

– No clear difference · could be chance

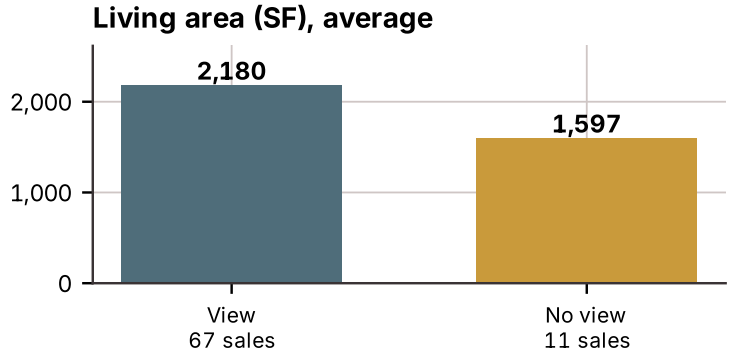
6.4 Net price per SF: no clear difference



The average is **$257 per SF** for homes with a view and **$227 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

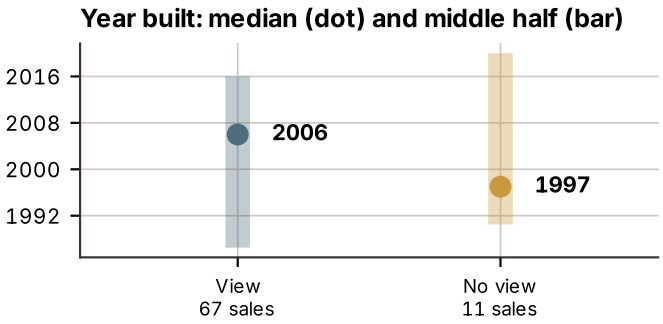


The average is **2,180 SF** for homes with a view and **1,597 SF** for homes without a view. Defined in 8.1.3.

– No clear difference · could be chance

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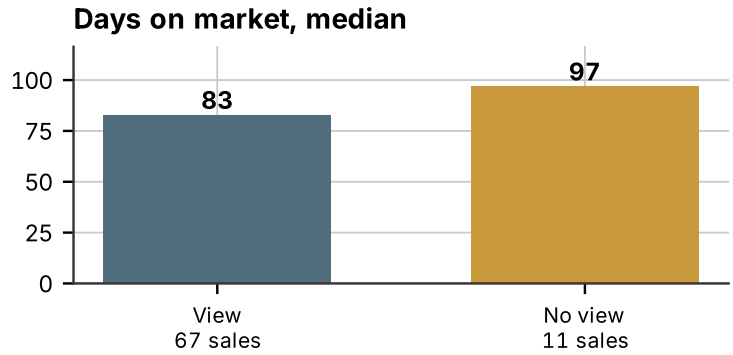
6.6 Year built: no clear difference



The median is **2006** for homes with a view and **1997** for homes without a view. Defined in 8.1.4.

– No clear difference · could be chance

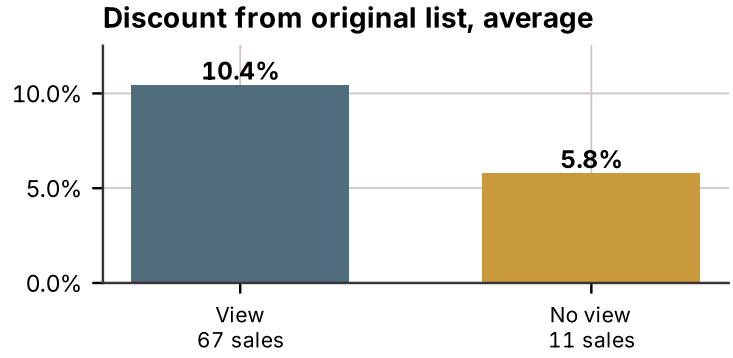
6.7 Days on market: no clear difference



The median is **83 days** for homes with a view and **97 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

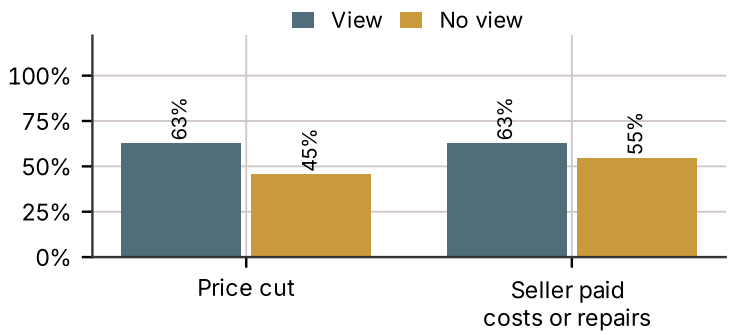


The average is **10.4%** for homes with a view and **5.8%** for homes without a view. Defined in 8.1.6.

– 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.

- 63% of homes with a view had a price cut before sale, against 45% of homes without a view. Defined in 8.1.7.
- 63% 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

6.10 The numbers: price and size

	View 67 sales	No view 11 sales	All 78 sales	Real difference?
Net sale price average	$588,785	$363,082	$556,955	unclear
Net price per SF average	$257	$227	$253	unclear
Living area average	2,180	1,597	2,098	unclear
Year built median	2006	1997	2006	unclear

6.11 The numbers: selling

	View 67 sales	No view 11 sales	All 78 sales	Real difference?
Days on market median	83	97	88	unclear
Discount from original list average	10.4%	5.8%	9.8%	unclear
Price cut before sale	63%	45%	60%	unclear
Seller paid closing costs or repairs	63%	55%	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 · 5 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: 5 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 Canyon Lake.

Measure	Average	Median
Sales		5
Net sale price	**$608,300**	$535,000
Net price per SF	**$267**	$253
Living area (SF)	**2,201**	1,866
Days on market	**114**	113
Discount from original list	**8.1%**	8.3%
Price cut before sale		60% of sales
Seller paid closing costs or repairs		80% of sales
Year built		2025–2026

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 79 resale sales. Average $554,968; median $389,843; standard deviation $359,677; middle half (25th–75th percentile) $308,177–$747,250; lowest $146,300, highest $2,000,000. 48 sales had a seller payment; their median payment was $10,000.

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 79 resale sales. Average $252; median $230; standard deviation $90; middle half (25th–75th percentile) $193–$276; lowest $111, highest $587.

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 79 resale sales. Average 2,094; median 1,938; standard deviation 812; middle half (25th–75th percentile) 1,474–2,508; lowest 912, highest 4,674.

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 79 resale sales. Average 2001; median 2006; standard deviation 18; middle half (25th–75th percentile) 1987–2017; lowest 1964, highest 2025.

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8.1.5 Days on market

In simple terms How many days the home was on the market before the buyer's offer was accepted, counting any earlier listing periods (relists). This is the days on market agents and clients quote.

Statistically CDOM = max(CumulativeDaysOnMarket, DaysOnMarket, PurchaseContractDate − ListingContractDate). The MLS counter can freeze at a price change, so the contract-date gap is a floor. Summarized by the median, because a few homes that sat for months pull an average up.

The data 79 resale sales. Average 122; median 83; standard deviation 102; middle half (25th–75th percentile) 41–179; lowest 5, highest 477. 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 79 resale sales. Average 9.8%; median 6.4%; standard deviation 10.9%; middle half (25th–75th percentile) 4.1%–12.8%; lowest −20.7%, highest 54.5%. 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 48 of 79 resale sales (60.8%).

8.1.8 Seller paid closing costs or repairs

In simple terms The seller paid some of the buyer's closing costs or repairs.

Statistically Indicator: ACTRIS_BuyersClsgCostPdbySell + ACTRIS_RepairsAmount > 0. Reported as the share of sales (%).

The data 48 of 79 resale sales (60.8%).

8.1.9 Has a view

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

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

The data 67 sales with a view, 11 without, 1 unclassified. Most common View entries: Hill Country 51, Trees/Woods 28, Lake 20, Water 16, Panoramic 10, None 10, Neighborhood 8, River 5.

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8.2 Methods

8.2.1 Data source

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

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

The data Pulled November 22, 2026: 93 closed Canyon Lake records over the prior year. ZIP codes: 1, the most sales in 78133.

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 84 single-family sales in the window: 79 resale, 5 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 79 resale; 5 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 9 sale(s) other than single-family homes (condo, townhome and similar)

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8.2.5 Quartiles and groups

In simple terms Sales lined up from lowest to highest and cut into four groups of about equal size. Each group is named by its range, for example “Under $310K”.

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 $310K: $146,300–$306,579 (20 sales); $310K–$390K: $309,775–$389,843 (20 sales); $390K–$725K: $390,000–$725,000 (19 sales); Over $725K: $769,500–$2,000,000 (20 sales)
Quartiles by living area: Under 1,477 SF: 912–1,471 SF (20 sales); 1,477–1,938 SF: 1,477–1,938 SF (20 sales); 2,068–2,500 SF: 2,068–2,500 SF (19 sales); Over 2,500 SF: 2,516–4,674 SF (20 sales)
Quartiles by year built: Before 1988: 1964–1986 (20 sales); 1988–2005: 1988–2005 (18 sales); 2006–2016: 2006–2016 (20 sales); After 2016: 2017–2025 (21 sales)
View and no view: View: MLS lists a view (67 sales); No view: None or Neighborhood (11 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 $554,968, median $389,843. Days on market: average 122, median 83: 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 = 39.40	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.505$	large
Living area	Kruskal–Wallis	H = 60.25	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.772$	large
Year built	Kruskal–Wallis	H = 2.69	3	0.4414	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.035$	small
Days on market	Kruskal–Wallis	H = 1.77	3	0.6222	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.023$	small
Discount from original list	Kruskal–Wallis	H = 4.21	3	0.2397	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.054$	small
Price cut before sale	Chi-square	$\chi^2 = 3.35$	3	0.3408	p < 0.0063	**Unclear**	Cramér's V = 0.206	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 1.67$	3	0.6432	p < 0.0063	**Unclear**	Cramér's V = 0.145	small
Has a view	Chi-square	$\chi^2 = 7.32$	3	0.0624	p < 0.0063	**Unclear**	Cramér's V = 0.304	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 = 58.72	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.753$	large
Net price per SF	Kruskal–Wallis	H = 17.92	3	0.0005	p < 0.0063	**Yes**	$\varepsilon^2 = 0.230$	large
Year built	Kruskal–Wallis	H = 1.87	3	0.6004	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.024$	small
Days on market	Kruskal–Wallis	H = 2.51	3	0.4736	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.032$	small
Discount from original list	Kruskal–Wallis	H = 3.51	3	0.3189	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.045$	small
Price cut before sale	Chi-square	$\chi^2 = 3.00$	3	0.3922	p < 0.0063	**Unclear**	Cramér's V = 0.195	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 3.89$	3	0.2736	p < 0.0063	**Unclear**	Cramér's V = 0.222	small
Has a view	Chi-square	$\chi^2 = 7.67$	3	0.0534	p < 0.0063	**Unclear**	Cramér's V = 0.312	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 = 2.78	3	0.4276	p < 0.0063	**Unclear**	ε^2 = 0.036	small
Net price per SF	Kruskal–Wallis	H = 1.53	3	0.6765	p < 0.0063	**Unclear**	ε^2 = 0.020	small
Living area	Kruskal–Wallis	H = 3.17	3	0.3659	p < 0.0063	**Unclear**	ε^2 = 0.041	small
Days on market	Kruskal–Wallis	H = 1.20	3	0.7520	p < 0.0063	**Unclear**	ε^2 = 0.015	small
Discount from original list	Kruskal–Wallis	H = 2.10	3	0.5515	p < 0.0063	**Unclear**	ε^2 = 0.027	small
Price cut before sale	Chi-square	χ^2 = 7.21	3	0.0654	p < 0.0063	**Unclear**	Cramér's V = 0.302	medium
Seller paid closing costs or repairs	Chi-square	χ^2 = 0.27	3	0.9652	p < 0.0063	**Unclear**	Cramér's V = 0.059	negligible
Has a view	Chi-square	χ^2 = 2.85	3	0.4147	p < 0.0063	**Unclear**	Cramér's V = 0.190	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 = 497.00	—	0.0661	p < 0.0063	**Unclear**	rank-biserial r = 0.349	medium
Net price per SF	Mann–Whitney U	U = 429.00	—	0.3890	p < 0.0063	**Unclear**	rank-biserial r = 0.164	small
Living area	Mann–Whitney U	U = 514.00	—	0.0374	p < 0.0063	**Unclear**	rank-biserial r = 0.395	medium
Year built	Mann–Whitney U	U = 346.50	—	0.7574	p < 0.0063	**Unclear**	rank-biserial r = 0.060	negligible
Days on market	Mann–Whitney U	U = 389.50	—	0.7685	p < 0.0063	**Unclear**	rank-biserial r = 0.057	negligible
Discount from original list	Mann–Whitney U	U = 453.00	—	0.2278	p < 0.0063	**Unclear**	rank-biserial r = 0.229	small
Price cut before sale	Chi-square	χ^2 = 1.17	1	0.2791	p < 0.0063	**Unclear**	Cramér's V = 0.123	small
Seller paid closing costs or repairs	Chi-square	χ^2 = 0.26	1	0.6070	p < 0.0063	**Unclear**	Cramér's V = 0.058	negligible

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8.4 Data notes

Left out of the analysis: 5 new-construction sales (basic statistics only, section 7); 9 sale(s) other than single-family homes (condo, townhome and similar). Statistics: Python, NumPy 2.5.3, SciPy 1.18.1.

8.5 References

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This is a market study of closed sales, not an appraisal or an opinion of value for any home. The analysis covers 79 closed MLS resale sales; the 5 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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