New Braunfels

Comal County, TX
Resale homes · closed May 26 – Nov 21, 2026
Prepared for Buyers, sellers and agents

Prepared by ALEX Intelligence for ALEX Real Estate
Market Study · Resale Analysis
Version 2.4
November 22, 2026 · 7:06 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
123	**$416,000**	**$193**	**64 days**
single-family resale homes	average $560,592	average $223	average 86 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 · 123 sales · May 26, 2026 – November 21, 2026

This study looks at the **123 resale homes** sold in New Braunfels in the **180 days** to November 21, 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.

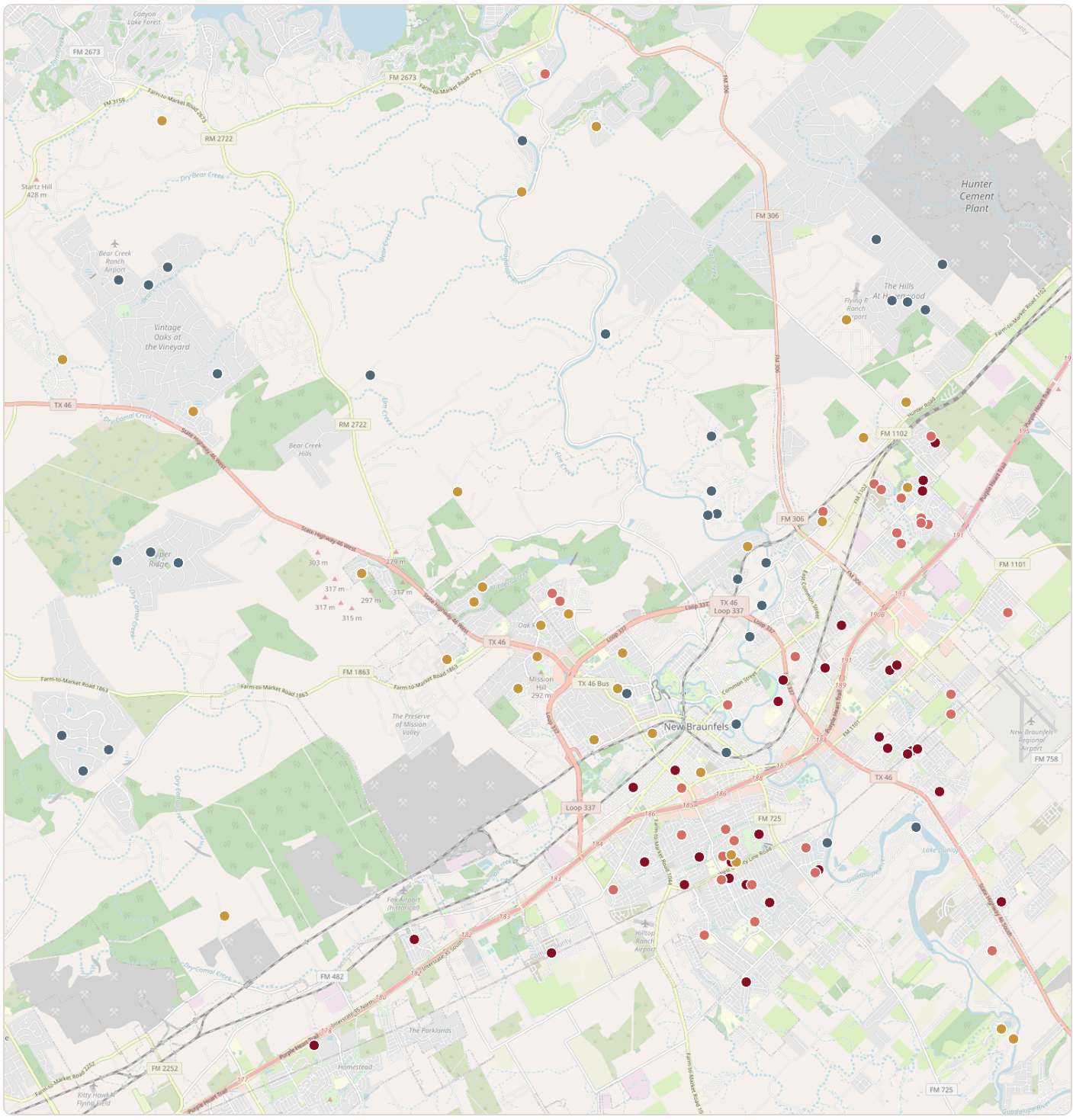
Each comparison has its own section (3–6) with everything about it in one place: the key differences, a table of every measure at a glance, the charts and the numbers.

© 2026 Alexander Tiffany Southwest, LLC

2. Where the resale homes sold

123 resale homes · colored by price range

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



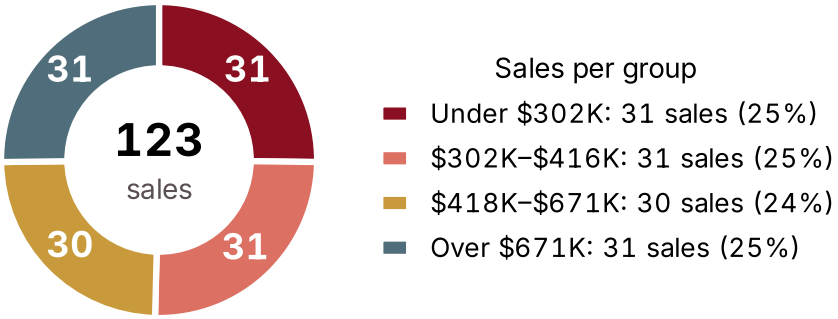
● Under $302K · 31 sales ● $302K–$416K · 31 sales ● $418K–$671K · 30 sales ● Over $671K · 31 sales

© 2026 Alexander Tiffany Southwest, LLC

3. Quartiles by net sale price

Resale homes · 123 sales · May 26, 2026 – 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 $671K sell for about $188 per SF (131%) more than homes under $302K.
- 90% of homes over $671K have a view, against 10% of homes under $302K.
- Homes over $671K are about 1,690 SF (95%) larger than homes under $302K.

3.1 Key differences

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

Under $302K $302K–$416K $418K–$671K Over $671K

Higher-priced homes Over $671K

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

Lower-priced homes Under $302K

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

 © 2026 Alexander Tiffany Southwest, LLC

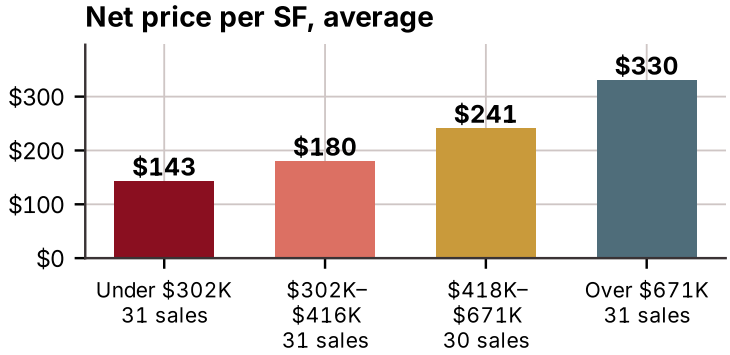
3.2 At a glance

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 $302K	$302K–$416K	$418K–$671K	Over $671K	Real difference?
Net price per SF	$143 per SF **Lowest**	$180 per SF	$241 per SF	$330 per SF **Highest**	✓ large
Living area	1,770 SF **Smallest**	2,021 SF	2,368 SF	3,456 SF **Largest**	✓ large
Year built	2005	2016	2000	2008	unclear
Days on market	78 days	55 days	60 days	62 days	unclear
Discount from original list	12.7%	5.9%	8.1%	9.5%	unclear
Price cut before sale	68%	61%	60%	48%	unclear
Seller paid closing costs or repairs	61%	68%	57%	68%	unclear
Has a view	10% **Fewest**	32%	53%	90% **Most**	✓ large

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

3.3 Homes over $671K sell for about $188 per SF (131%) more than homes under $302K

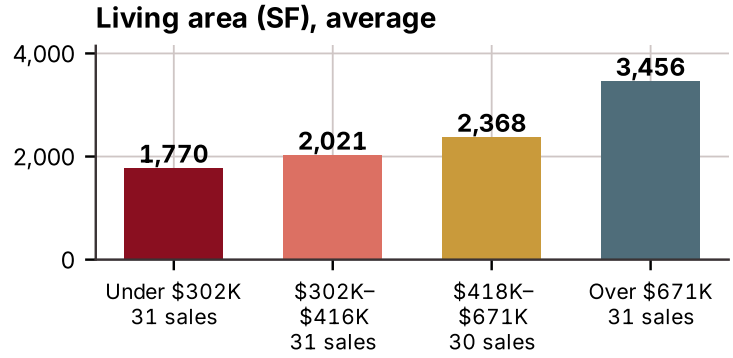


The average is **$330 per SF** for homes over $671K and **$143 per SF** for homes under $302K. It rises step by step from the lowest range to the highest. Defined in 8.1.2.

✓ **Real difference** · large

 © 2026 Alexander Tiffany Southwest, LLC

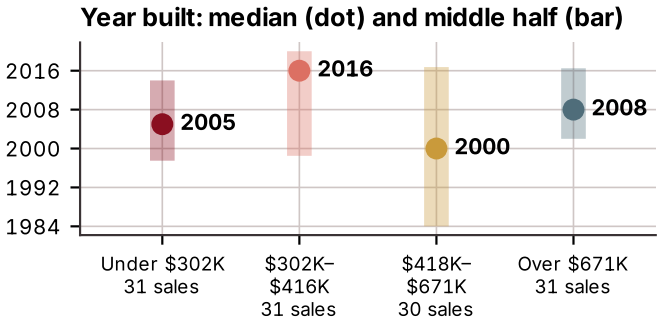
3.4 Homes over $671K are about 1,690 SF (95%) larger than homes under $302K



The average is **3,456 SF** for homes over $671K and **1,770 SF** for homes under $302K. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

✓ **Real difference** · large

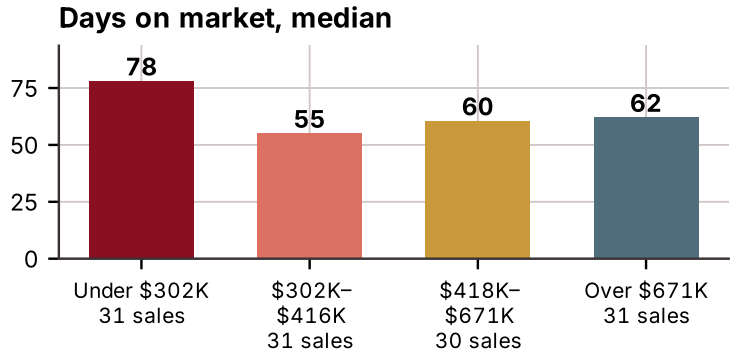
3.5 Year built: no clear difference



The median is **2008** for homes over $671K and **2005** for homes under $302K. It does not move in a straight line; homes $302K–$416K are highest. Defined in 8.1.4.

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

3.6 Days on market: no clear difference

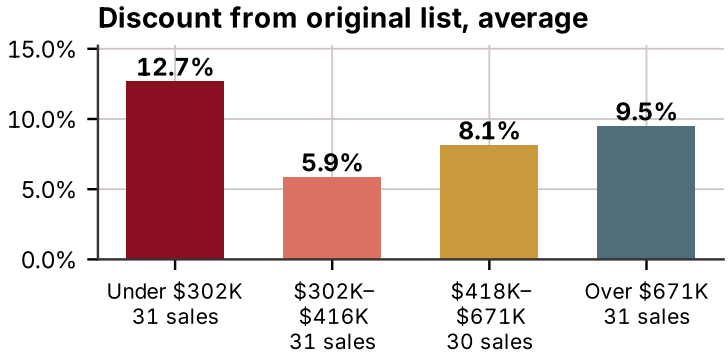


The median is **62 days** for homes over $671K and **78 days** for homes under $302K. It does not move in a straight line; homes under $302K are highest. Defined in 8.1.5.

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

 © 2026 Alexander Tiffany Southwest, LLC

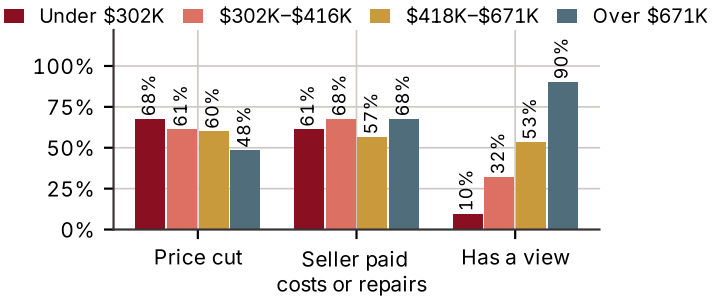
3.7 Discount from original list: no clear difference



The average is **9.5%** for homes over $671K and **12.7%** for homes under $302K. It does not move in a straight line; homes under $302K 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.

- 48% of homes over $671K had a price cut before sale, against 68% of homes under $302K. Defined in 8.1.7.
- 68% of homes over $671K had the seller pay closing costs or repairs, against 61% of homes under $302K. Defined in 8.1.8.
- 90% of homes over $671K have a view, against 10% of homes under $302K. Defined in 8.1.9.

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

3.9 The numbers: price and size

	Under $302K 31 sales	$302K–$416K 31 sales	$418K–$671K 30 sales	Over $671K 31 sales	All 123 sales	Real difference?
Net sale price average	$242,108	$352,165	$533,923	$1,113,313	$560,592	by design
Net price per SF average	$143	$180	$241	$330	$223	✓ large
Living area average	1,770	2,021	2,368	3,456	2,404	✓ large
Year built median	2005	2016	2000	2008	2008	unclear

© 2026 Alexander Tiffany Southwest, LLC

3.10 The numbers: selling

	Under $302K 31 sales	$302K–$416K 31 sales	$418K–$671K 30 sales	Over $671K 31 sales	All 123 sales	Real difference?
Days on market median	78	55	60	62	64	unclear
Discount from original list average	12.7%	5.9%	8.1%	9.5%	9.1%	unclear
Price cut before sale	68%	61%	60%	48%	59%	unclear
Seller paid closing costs or repairs	61%	68%	57%	68%	63%	unclear
Has a view	10%	32%	53%	90%	46%	✓ large

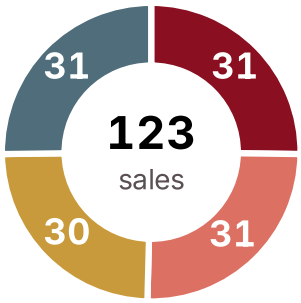
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.1.

© 2026 Alexander Tiffany Southwest, LLC

4. Quartiles by living area

Resale homes · 123 sales · May 26, 2026 – November 21, 2026

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



Sales per group

- Under 1,774 SF: 31 sales (25%)
- 1,774–2,239 SF: 31 sales (25%)
- 2,248–2,788 SF: 30 sales (24%)
- Over 2,788 SF: 31 sales (25%)

Bottom line

- Homes over 2,788 SF sell for about $699K (220%) more than homes under 1,774 SF.
- 74% of homes over 2,788 SF have a view, against 26% of homes under 1,774 SF.
- Homes over 2,788 SF sell for about $56 per SF (26%) more than homes under 1,774 SF.

4.1 Key differences

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

Under 1,774 SF · 1,774–2,239 SF · 2,248–2,788 SF · Over 2,788 SF

Larger homes Over 2,788 SF

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

Smaller homes Under 1,774 SF

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

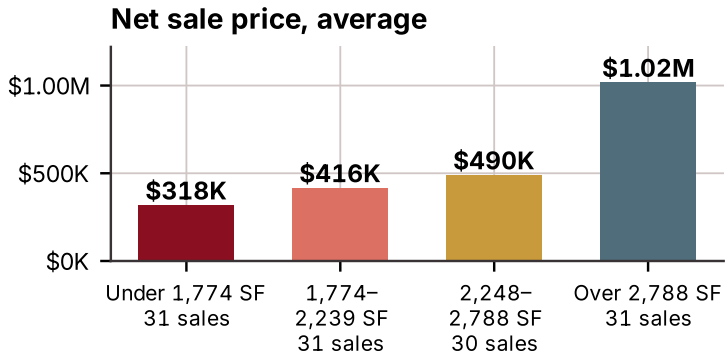
© 2026 Alexander Tiffany Southwest, LLC

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 1,774 SF	1,774–2,239 SF	2,248–2,788 SF	Over 2,788 SF	Real difference?
Net sale price	$318K **Lowest**	$416K	$490K	$1.02M **Highest**	✓ large
Net price per SF	$215 per SF	$209 per SF	$198 per SF **Lowest**	$271 per SF **Highest**	✓ medium
Year built	2002	2005	2012	2008	unclear
Days on market	69 days	55 days	56 days	79 days	unclear
Discount from original list	9.9%	6.6%	7.4%	12.2%	unclear
Price cut before sale	68%	55%	60%	55%	unclear
Seller paid closing costs or repairs	58%	55%	73%	68%	unclear
Has a view	26% **Fewest**	35%	50%	74% **Most**	✓ medium

4.3 Homes over 2,788 SF sell for about $699K (220%) more than homes under 1,774 SF



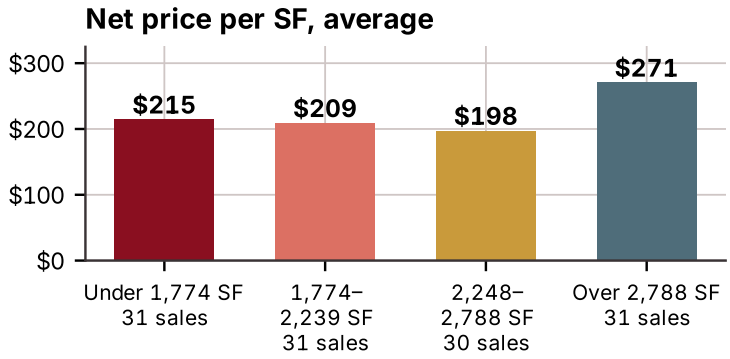
The average is **$1.02M** for homes over 2,788 SF and **$318K** for homes under 1,774 SF. It rises step by step from the lowest range to the highest.

Defined in 8.1.1.

✓ **Real difference** · large

 © 2026 Alexander Tiffany Southwest, LLC

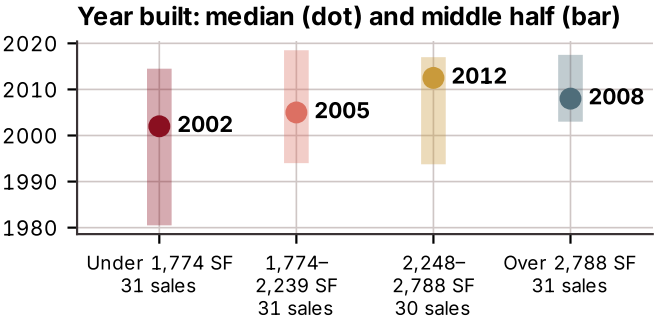
4.4 Homes over 2,788 SF sell for about $56 per SF (26%) more than homes under 1,774 SF



The average is **$271 per SF** for homes over 2,788 SF and **$215 per SF** for homes under 1,774 SF. It does not move in a straight line; homes over 2,788 SF are highest. Defined in 8.1.2.

✓ **Real difference** · medium

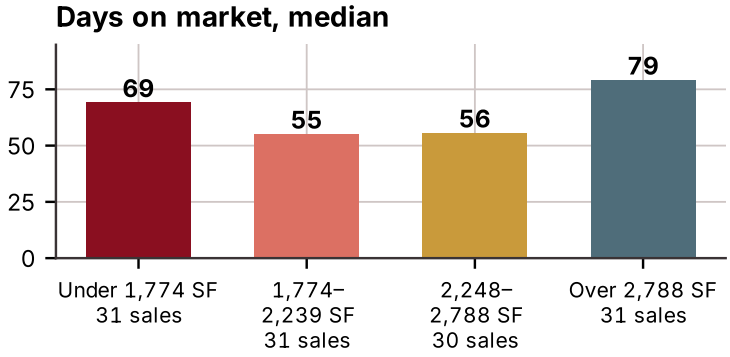
4.5 Year built: no clear difference



The median is **2008** for homes over 2,788 SF and **2002** for homes under 1,774 SF. It does not move in a straight line; homes 2,248–2,788 SF are highest. Defined in 8.1.4.

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

4.6 Days on market: no clear difference

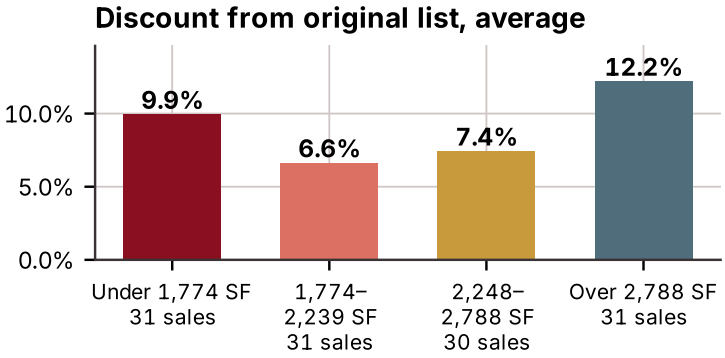


The median is **79 days** for homes over 2,788 SF and **69 days** for homes under 1,774 SF. It does not move in a straight line; homes over 2,788 SF are highest. Defined in 8.1.5.

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

 © 2026 Alexander Tiffany Southwest, LLC

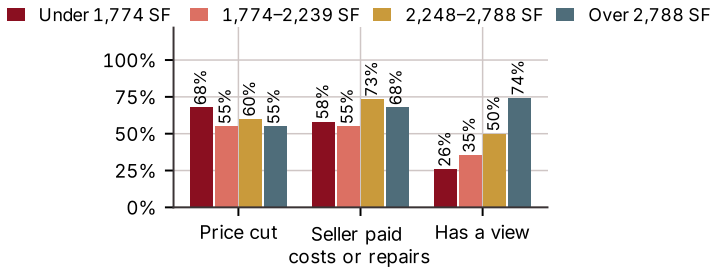
4.7 Discount from original list: no clear difference



The average is **12.2%** for homes over 2,788 SF and **9.9%** for homes under 1,774 SF. It does not move in a straight line; homes over 2,788 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 2,788 SF had a price cut before sale, against 68% of homes under 1,774 SF. Defined in 8.1.7.
- 68% of homes over 2,788 SF had the seller pay closing costs or repairs, against 58% of homes under 1,774 SF. Defined in 8.1.8.
- 74% of homes over 2,788 SF have a view, against 26% of homes under 1,774 SF. Defined in 8.1.9.

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

4.9 The numbers: price and size

	Under 1,774 SF 31 sales	1,774–2,239 SF 31 sales	2,248–2,788 SF 30 sales	Over 2,788 SF 31 sales	All 123 sales	Real difference?
Net sale price average	$317,672	$416,061	$489,502	$1,016,842	$560,592	✓ large
Net price per SF average	$215	$209	$198	$271	$223	✓ medium
Living area average	1,499	1,988	2,484	3,648	2,404	by design
Year built median	2002	2005	2012	2008	2008	unclear

 © 2026 Alexander Tiffany Southwest, LLC

4.10 The numbers: selling

	Under 1,774 SF 31 sales	1,774–2,239 SF 31 sales	2,248–2,788 SF 30 sales	Over 2,788 SF 31 sales	All 123 sales	Real difference?
Days on market median	69	55	56	79	64	unclear
Discount from original list average	9.9%	6.6%	7.4%	12.2%	9.1%	unclear
Price cut before sale	68%	55%	60%	55%	59%	unclear
Seller paid closing costs or repairs	58%	55%	73%	68%	63%	unclear
Has a view	26%	35%	50%	74%	46%	✓ medium

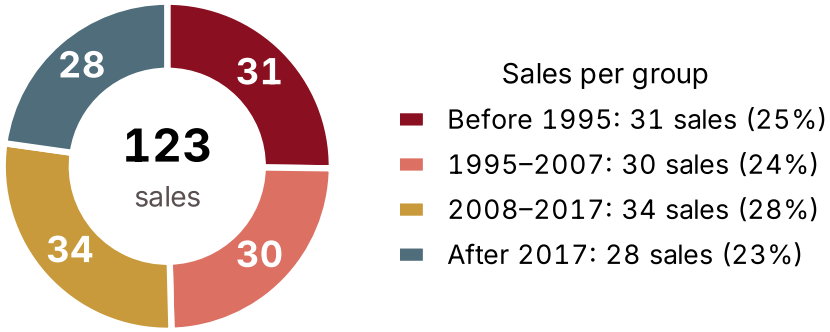
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.2.

 © 2026 Alexander Tiffany Southwest, LLC

5. Quartiles by year built

Resale homes · 123 sales · May 26, 2026 – 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.

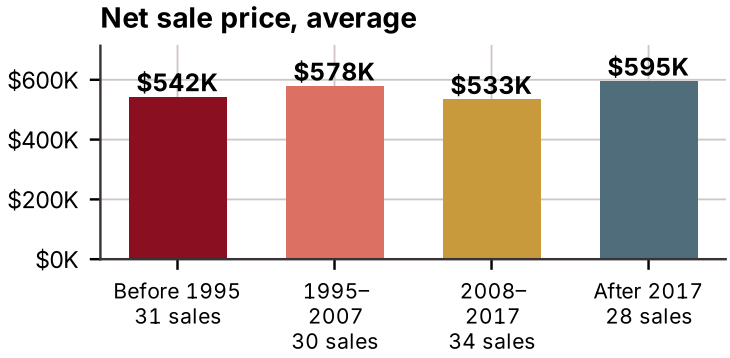
5.2 At a glance

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 1995	1995–2007	2008–2017	After 2017	Real difference?
Net sale price	$542K	$578K	$533K	$595K	unclear
Net price per SF	$248 per SF	$222 per SF	$200 per SF	$225 per SF	unclear
Living area	2,223 SF	2,369 SF	2,504 SF	2,521 SF	unclear
Days on market	71 days	68 days	72 days	55 days	unclear
Discount from original list	12.6%	10.5%	7.1%	6.0%	unclear
Price cut before sale	61%	63%	65%	46%	unclear
Seller paid closing costs or repairs	45%	60%	74%	75%	unclear
Has a view	42%	43%	47%	54%	unclear

© 2026 Alexander Tiffany Southwest, LLC

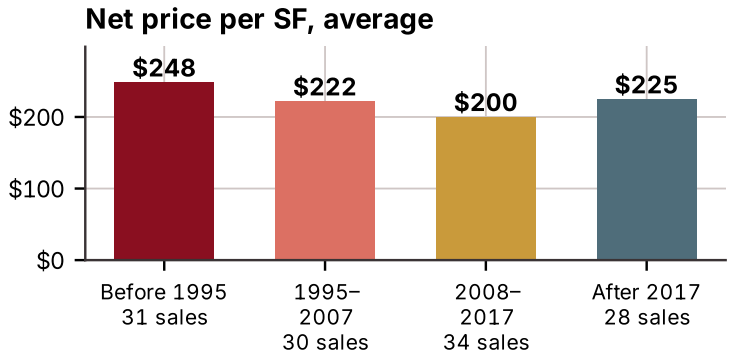
5.3 Net sale price: no clear difference



The average is **$595K** for homes built after 2017 and **$542K** for homes built before 1995. It does not move in a straight line; homes built after 2017 are highest. Defined in 8.1.1.

– No clear difference · could be chance

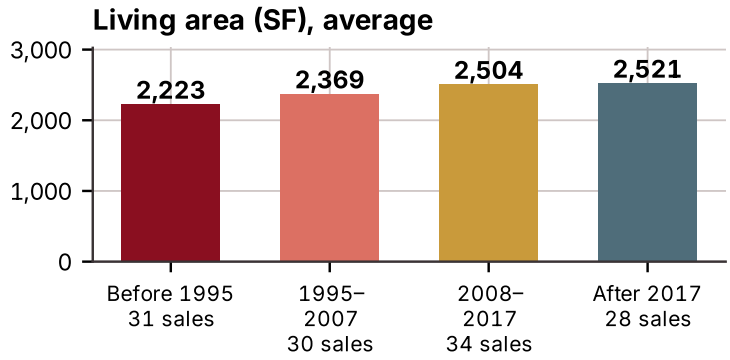
5.4 Net price per SF: no clear difference



The average is **$225 per SF** for homes built after 2017 and **$248 per SF** for homes built before 1995. It does not move in a straight line; homes built before 1995 are highest. Defined in 8.1.2.

– No clear difference · could be chance

5.5 Living area: no clear difference

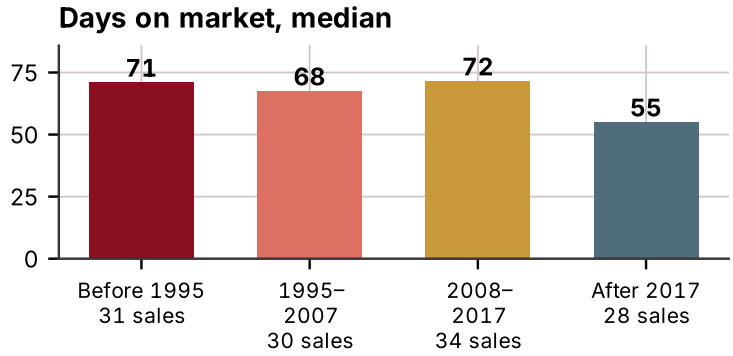


The average is **2,521 SF** for homes built after 2017 and **2,223 SF** for homes built before 1995. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

– No clear difference · could be chance

 © 2026 Alexander Tiffany Southwest, LLC

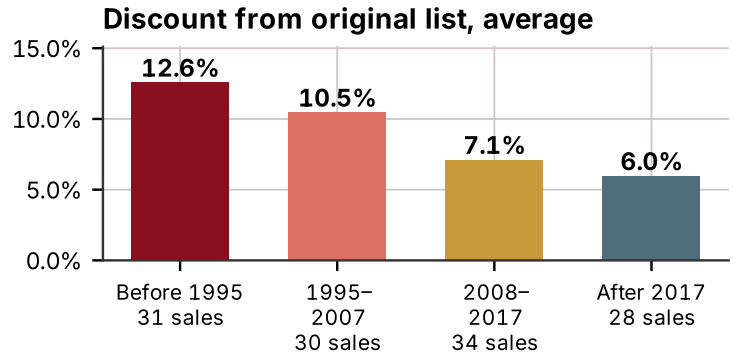
5.6 Days on market: no clear difference



The median is **55 days** for homes built after 2017 and **71 days** for homes built before 1995. It does not move in a straight line; homes built 2008–2017 are highest. Defined in 8.1.5.

– No clear difference · could be chance

5.7 Discount from original list: no clear difference

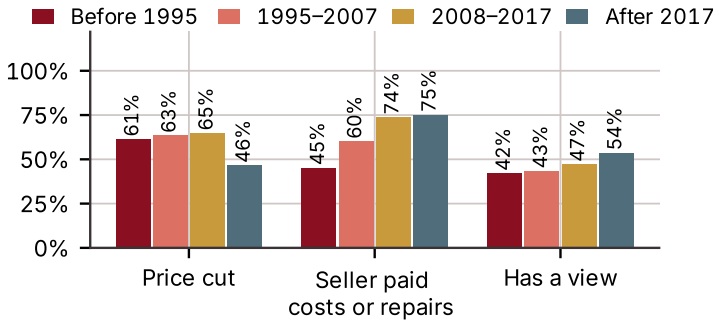


The average is **6.0%** for homes built after 2017 and **12.6%** for homes built before 1995. It falls step by step from the lowest range to the highest. Defined in 8.1.6.

– No clear difference · could be chance

 © 2026 Alexander Tiffany Southwest, LLC

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.

- 46% of homes built after 2017 had a price cut before sale, against 61% of homes built before 1995. Defined in 8.1.7.
- 75% of homes built after 2017 had the seller pay closing costs or repairs, against 45% of homes built before 1995. Defined in 8.1.8.
- 54% of homes built after 2017 have a view, against 42% of homes built before 1995. 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 1995 31 sales	1995–2007 30 sales	2008–2017 34 sales	After 2017 28 sales	All 123 sales	Real difference?
Net sale price average	$542,334	$578,388	$533,348	$594,822	$560,592	unclear
Net price per SF average	$248	$222	$200	$225	$223	unclear
Living area average	2,223	2,369	2,504	2,521	2,404	unclear
Year built median	1979	2002	2015	2021	2008	by design

5.10 The numbers: selling

	Before 1995 31 sales	1995–2007 30 sales	2008–2017 34 sales	After 2017 28 sales	All 123 sales	Real difference?
Days on market median	71	68	72	55	64	unclear
Discount from original list average	12.6%	10.5%	7.1%	6.0%	9.1%	unclear
Price cut before sale	61%	63%	65%	46%	59%	unclear
Seller paid closing costs or repairs	45%	60%	74%	75%	63%	unclear
Has a view	42%	43%	47%	54%	46%	unclear

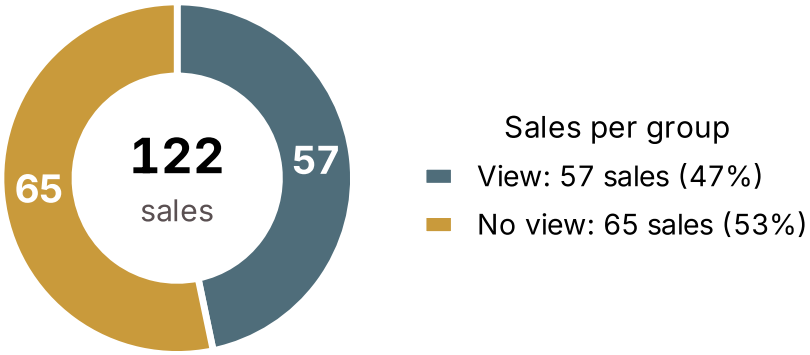
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.3.

© 2026 Alexander Tiffany Southwest, LLC

6. View and no view

Resale homes · 123 sales · May 26, 2026 – 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

- Homes with a view sell for about $429K (122%) more than homes without a view.
- Homes with a view sell for about $107 per SF (62%) more than homes without a view.
- Homes with a view are about 700 SF (34%) larger than homes without a view.

6.1 Key differences

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

View No view

Homes with a view MLS lists a view

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

Homes without a view no view listed

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

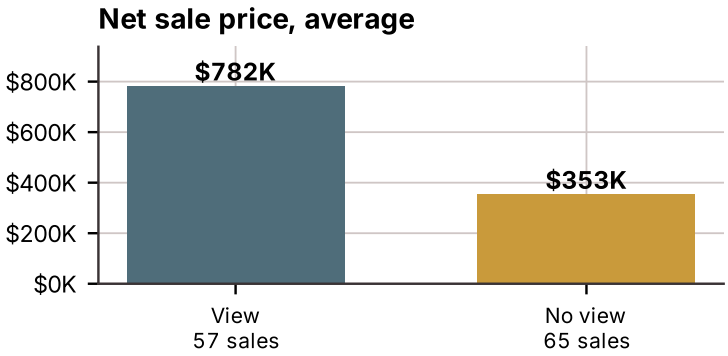
 © 2026 Alexander Tiffany Southwest, LLC

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	$782K **Highest**	$353K **Lowest**	✓ large
Net price per SF	$279 per SF **Highest**	$172 per SF **Lowest**	✓ large
Living area	2,763 SF **Largest**	2,060 SF **Smallest**	✓ medium
Year built	2010	2006	unclear
Days on market	70 days	62 days	unclear
Discount from original list	9.0%	9.3%	unclear
Price cut before sale	58%	62%	unclear
Seller paid closing costs or repairs	63%	63%	unclear

6.3 Homes with a view sell for about $429K (122%) more than homes without a view

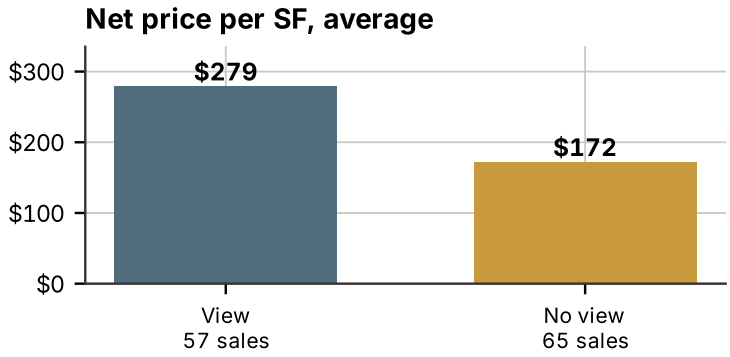


The average is **$782K** for homes with a view and **$353K** for homes without a view. Defined in 8.1.1.

✓ **Real difference** · large

 © 2026 Alexander Tiffany Southwest, LLC

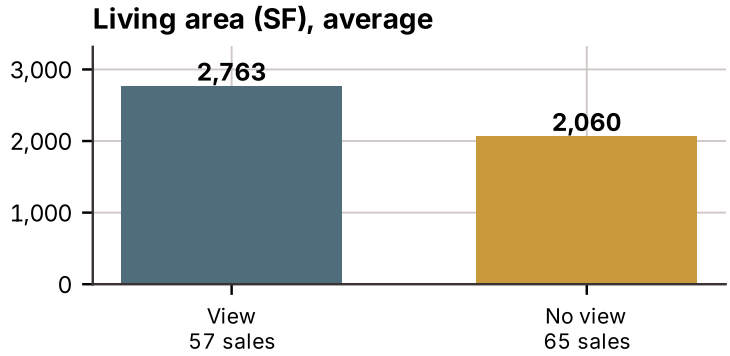
6.4 Homes with a view sell for about $107 per SF (62%) more than homes without a view



The average is **$279 per SF** for homes with a view and **$172 per SF** for homes without a view. Defined in 8.1.2.

✓ **Real difference** · large

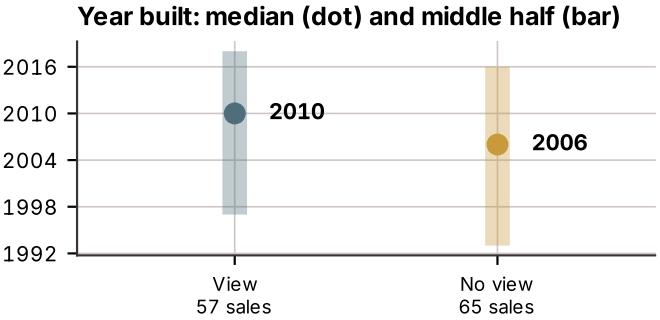
6.5 Homes with a view are about 700 SF (34%) larger than homes without a view



The average is **2,763 SF** for homes with a view and **2,060 SF** for homes without a view. Defined in 8.1.3.

✓ **Real difference** · medium

6.6 Year built: no clear difference

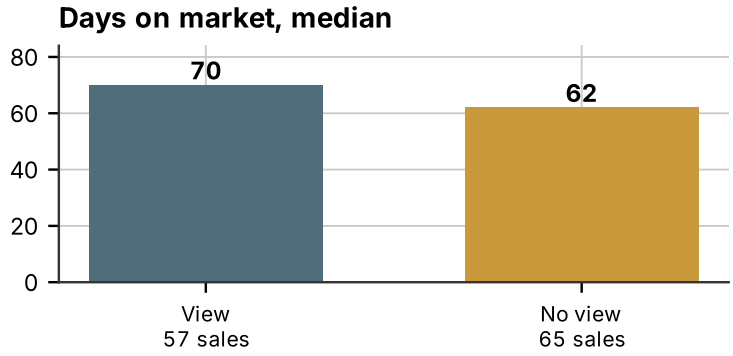


The median is **2010** for homes with a view and **2006** for homes without a view. Defined in 8.1.4.

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

 © 2026 Alexander Tiffany Southwest, LLC

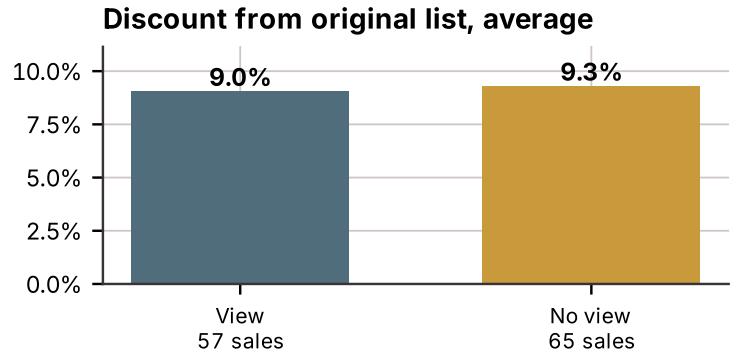
6.7 Days on market: no clear difference



The median is **70 days** for homes with a view and **62 days** for homes without a view. Defined in 8.1.5.

– No clear difference · could be chance

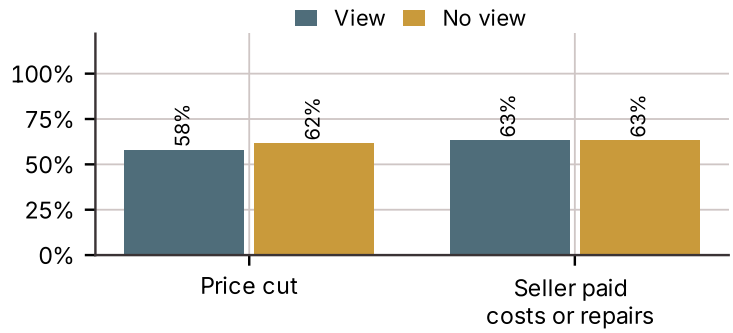
6.8 Discount from original list: no clear difference



The average is **9.0%** for homes with a view and **9.3%** for homes without a view. Defined in 8.1.6.

– No clear difference · could be chance

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



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

- 58% of homes with a view had a price cut before sale, against 62% 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 63% 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 57 sales	No view 65 sales	All 122 sales	Real difference?
Net sale price average	$781,565	$352,779	$553,114	✓ large
Net price per SF average	$279	$172	$222	✓ large
Living area average	2,763	2,060	2,389	✓ medium
Year built median	2010	2006	2008	unclear

6.11 The numbers: selling

	View 57 sales	No view 65 sales	All 122 sales	Real difference?
Days on market median	70	62	65	unclear
Discount from original list average	9.0%	9.3%	9.2%	unclear
Price cut before sale	58%	62%	60%	unclear
Seller paid closing costs or repairs	63%	63%	63%	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 · 21 sales · May 26, 2026 – November 21, 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: 21 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 New Braunfels.

Measure	Average	Median
Sales		21
Net sale price	**$538,652**	$395,440
Net price per SF	**$205**	$184
Living area (SF)	**2,505**	2,450
Days on market	**144**	85
Discount from original list	**10.3%**	8.3%
Price cut before sale		62% of sales
Seller paid closing costs or repairs		86% 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 123 resale sales. Average $560,592; median $416,000; standard deviation $392,673; middle half (25th–75th percentile) $301,014–$676,650; lowest $160,000, highest $2,299,270. 78 sales had a seller payment; their median payment was $7,446.

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 123 resale sales. Average $223; median $193; standard deviation $101; middle half (25th–75th percentile) $163–$265; lowest $58, highest $681.

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 123 resale sales. Average 2,404; median 2,239; standard deviation 887; middle half (25th–75th percentile) 1,772–2,804; lowest 1,120, highest 5,544.

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 123 resale sales. Average 2002; median 2008; standard deviation 22; middle half (25th–75th percentile) 1994–2017; lowest 1898, highest 2023.

© 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 123 resale sales. Average 86; median 64; standard deviation 78; middle half (25th–75th percentile) 28–116; lowest 0, highest 368. 3 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 123 resale sales. Average 9.1%; median 6.6%; standard deviation 9.0%; middle half (25th–75th percentile) 3.1%–12.6%; lowest −5.3%, highest 62.0%. 5 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 73 of 123 resale sales (59.3%).

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 78 of 123 resale sales (63.4%).

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 57 sales with a view, 65 without, 1 unclassified. Most common View entries: None 39, Neighborhood 39, Trees/Woods 27, Hill Country 22, Park/Greenbelt 12, River 10, Water 10, Pool 9.

 © 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 2026-11-22 13:00 UTC), every field. Filter: StandardStatus = Closed, PropertyType = Residential, City = New Braunfels.

The data Pulled November 22, 2026: 304 closed New Braunfels records over the prior year. ZIP codes: 2, the most sales in 78130, 78132.

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 26, 2026 to November 21, 2026 inclusive.

The data 144 single-family sales in the window: 123 resale, 21 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 123 resale; 21 new construction.

8.2.4 Sales left out

In simple terms A few records cannot be used as entered and are left out before any analysis.

Statistically Excluded: PropertySubType other than Single Family Residence; no OriginalListPrice; LivingArea under 400 SF; seller payments above 10% of ClosePrice (treated as entry errors).

The data 6 sale(s) other than single-family homes (condo, townhome and similar)

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 $302K”.

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 $302K: $160,000–$300,000 (31 sales); $302K–$416K: $302,028–$416,000 (31 sales); $418K–$671K: $417,822–$671,000 (30 sales); Over $671K: $682,300–$2,299,270 (31 sales)

Quartiles by living area: Under 1,774 SF: 1,120–1,770 SF (31 sales); 1,774–2,239 SF: 1,774–2,239 SF (31 sales); 2,248–2,788 SF: 2,248–2,788 SF (30 sales); Over 2,788 SF: 2,820–5,544 SF (31 sales)

Quartiles by year built: Before 1995: 1898–1993 (31 sales); 1995–2007: 1995–2007 (30 sales); 2008–2017: 2008–2017 (34 sales); After 2017: 2018–2023 (28 sales)

View and no view: View: MLS lists a view (57 sales); No view: None or Neighborhood (65 sales)

© 2026 Alexander Tiffany Southwest, LLC

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 $560,592, median $416,000. Days on market: average 86, median 64: 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.

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 9 real differences across the four slices; sizes are listed in 8.3.

 © 2026 Alexander Tiffany Southwest, LLC

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.

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	$H = 83.83$	3	< 0.0001	$p < 0.0063$	**Yes**	$\varepsilon^2 = 0.687$	large
Living area	Kruskal–Wallis	$H = 61.25$	3	< 0.0001	$p < 0.0063$	**Yes**	$\varepsilon^2 = 0.502$	large
Year built	Kruskal–Wallis	$H = 4.56$	3	0.2072	$p < 0.0063$	**Unclear**	$\varepsilon^2 = 0.037$	small
Days on market	Kruskal–Wallis	$H = 5.23$	3	0.1554	$p < 0.0063$	**Unclear**	$\varepsilon^2 = 0.043$	small
Discount from original list	Kruskal–Wallis	$H = 7.09$	3	0.0690	$p < 0.0063$	**Unclear**	$\varepsilon^2 = 0.058$	small
Price cut before sale	Chi-square	$\chi^2 = 2.50$	3	0.4748	$p < 0.0063$	**Unclear**	Cramér's V = 0.143	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 1.15$	3	0.7651	$p < 0.0063$	**Unclear**	Cramér's V = 0.097	negligible
Has a view	Chi-square	$\chi^2 = 43.94$	3	< 0.0001	$p < 0.0063$	**Yes**	Cramér's V = 0.598	large

 © 2026 Alexander Tiffany Southwest, LLC

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 = 60.24	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.494$	large
Net price per SF	Kruskal–Wallis	H = 16.69	3	0.0008	p < 0.0063	**Yes**	$\varepsilon^2 = 0.137$	medium
Year built	Kruskal–Wallis	H = 4.23	3	0.2375	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.035$	small
Days on market	Kruskal–Wallis	H = 2.95	3	0.3996	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.024$	small
Discount from original list	Kruskal–Wallis	H = 5.45	3	0.1417	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.045$	small
Price cut before sale	Chi-square	$\chi^2 = 1.43$	3	0.6978	p < 0.0063	**Unclear**	Cramér's V = 0.108	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 2.89$	3	0.4093	p < 0.0063	**Unclear**	Cramér's V = 0.153	small
Has a view	Chi-square	$\chi^2 = 16.56$	3	0.0009	p < 0.0063	**Yes**	Cramér's V = 0.367	medium

8.3.3 Quartiles by year built

Measure	Test	Statistic	df	p-value	Threshold	Real difference?	Effect size	Size
Net sale price	Kruskal–Wallis	H = 1.91	3	0.5912	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.016$	small
Net price per SF	Kruskal–Wallis	H = 4.76	3	0.1904	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.039$	small
Living area	Kruskal–Wallis	H = 5.00	3	0.1718	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.041$	small
Days on market	Kruskal–Wallis	H = 2.24	3	0.5234	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.018$	small
Discount from original list	Kruskal–Wallis	H = 7.58	3	0.0555	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.062$	medium
Price cut before sale	Chi-square	$\chi^2 = 2.59$	3	0.4597	p < 0.0063	**Unclear**	Cramér's V = 0.145	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 7.72$	3	0.0521	p < 0.0063	**Unclear**	Cramér's V = 0.251	small
Has a view	Chi-square	$\chi^2 = 0.95$	3	0.8141	p < 0.0063	**Unclear**	Cramér's V = 0.088	negligible

 © 2026 Alexander Tiffany Southwest, LLC

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 = 3,186.50	—	< 0.0001	p < 0.0063	**Yes**	rank-biserial r = 0.720	large
Net price per SF	Mann–Whitney U	U = 3,078.00	—	< 0.0001	p < 0.0063	**Yes**	rank-biserial r = 0.662	large
Living area	Mann–Whitney U	U = 2,641.50	—	< 0.0001	p < 0.0063	**Yes**	rank-biserial r = 0.426	medium
Year built	Mann–Whitney U	U = 2,066.00	—	0.2741	p < 0.0063	**Unclear**	rank-biserial r = 0.115	small
Days on market	Mann–Whitney U	U = 2,044.50	—	0.3257	p < 0.0063	**Unclear**	rank-biserial r = 0.104	small
Discount from original list	Mann–Whitney U	U = 1,864.50	—	0.9529	p < 0.0063	**Unclear**	rank-biserial r = 0.006	negligible
Price cut before sale	Chi-square	χ^2 = 0.17	1	0.6821	p < 0.0063	**Unclear**	Cramér's V = 0.037	negligible
Seller paid closing costs or repairs	Chi-square	χ^2 = 0.00	1	0.9926	p < 0.0063	**Unclear**	Cramér's V = 0.001	negligible

8.4 Data notes

Left out of the analysis: 21 new-construction sales (basic statistics only, section 7); 6 sale(s) other than single-family homes (condo, townhome and similar). 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 123 closed MLS resale sales; the 21 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.

 © 2026 Alexander Tiffany Southwest, LLC