Comal County

San Antonio-New Braunfels, TX
Resale homes · closed May 27 – Nov 22, 2026
Prepared for Buyers, sellers and agents

Prepared by ALEX Intelligence for ALEX Real Estate
Market Study · Resale Analysis
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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
179	**$488,500**	**$223**	**70 days**
single-family resale homes	average $607,672	average $243	average 99 days

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1. Summary

Resale homes · 179 sales · May 27, 2026 – November 22, 2026

This study looks at the **179 resale homes** sold in Comal County in the **180 days** to November 22, 2026. New construction is left out and shown on its own in section 7. The homes are compared four ways: **by price**, **by living area**, **by year built** and **with or without a view**. The first three are split into four equal groups (quartiles), each named by its range.

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

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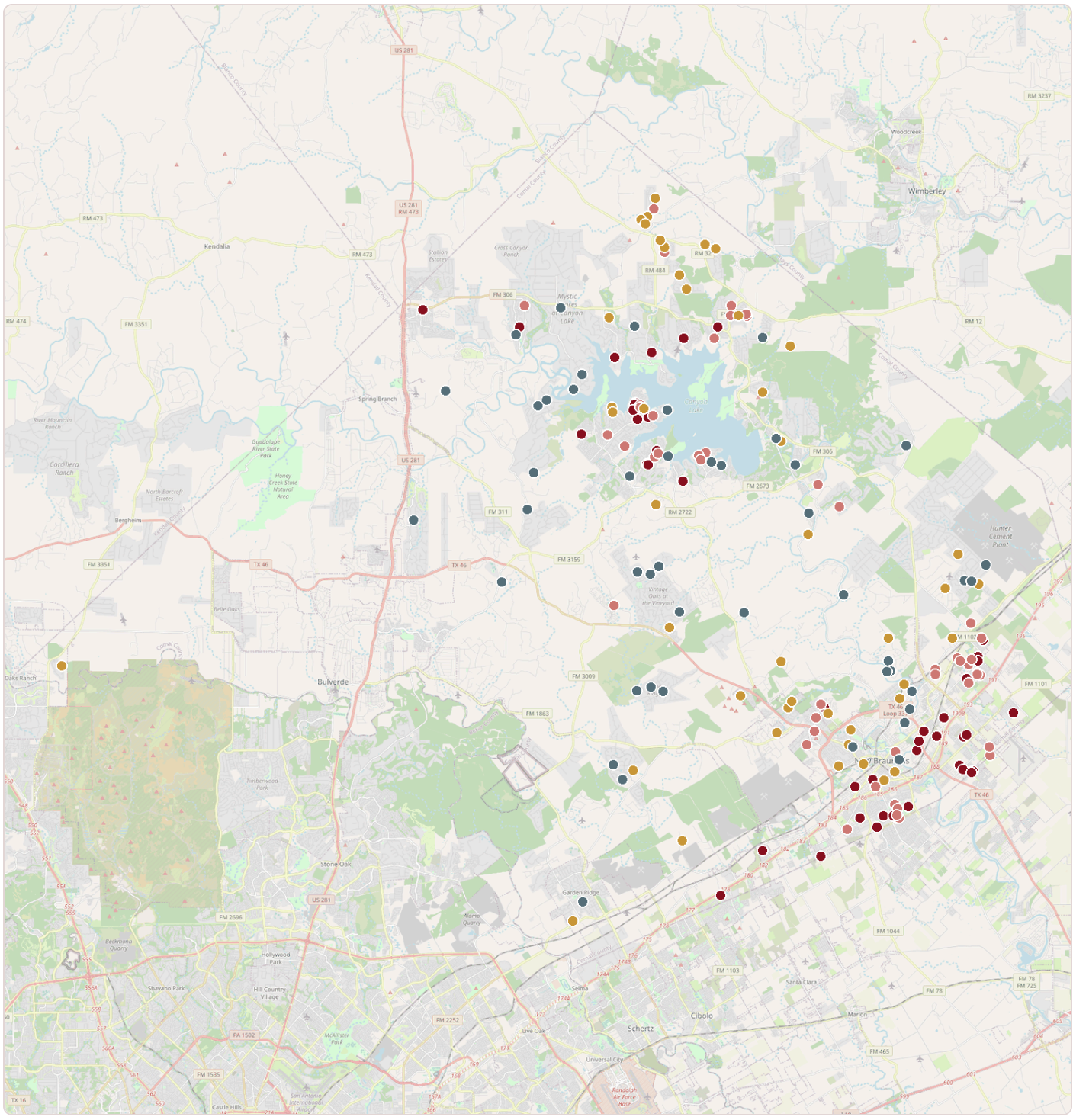
2. Where the resale homes sold

179 resale homes · colored by price range

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



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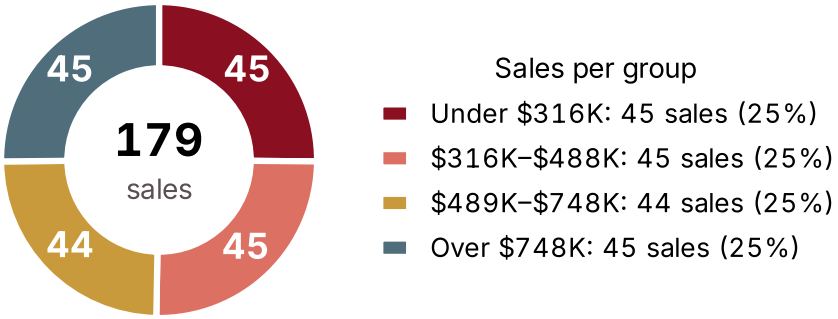
3. Quartiles by net sale price

Resale homes · 179 sales · May 27, 2026 – November 22, 2026

Sales ranked by net sale price and cut into four equal groups. This is the usual way to read a market by price.



Bottom line

- Homes over $748K sell for about $182 per SF (111%) more than homes under $316K.
- Homes over $748K are about 1,860 SF (114%) larger than homes under $316K.
- 91% of homes over $748K have a view, against 31% of homes under $316K.

3.1 Key differences

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

Under $316K $316K–$488K $489K–$748K Over $748K

Higher-priced homes Over $748K

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

Lower-priced homes Under $316K

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

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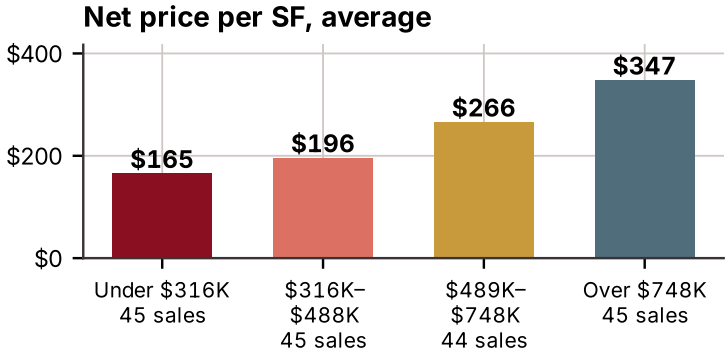
3.2 At a glance

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

	Under $316K	$316K–$488K	$489K–$748K	Over $748K	Real difference?
Net price per SF	$165 per SF **Lowest**	$196 per SF	$266 per SF	$347 per SF **Highest**	✓ large
Living area	1,635 SF **Smallest**	2,048 SF	2,414 SF	3,495 SF **Largest**	✓ large
Year built	2007	2014	2010	2008	unclear
Days on market	76 days	65 days	64 days	70 days	unclear
Discount from original list	11.3%	7.1%	8.5%	10.0%	unclear
Price cut before sale	64%	62%	66%	42%	unclear
Seller paid closing costs or repairs	62%	62%	50%	58%	unclear
Has a view	31% **Fewest**	56%	70%	91% **Most**	✓ medium

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

3.3 Homes over $748K sell for about $182 per SF (111%) more than homes under $316K



The average is **$347 per SF** for homes over $748K and **$165 per SF** for homes under $316K. It rises step by step from the lowest range to the highest. Defined in 8.1.2.

✓ **Real difference** · large

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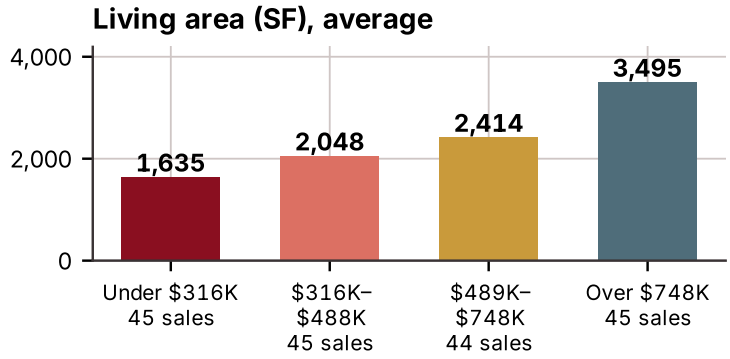
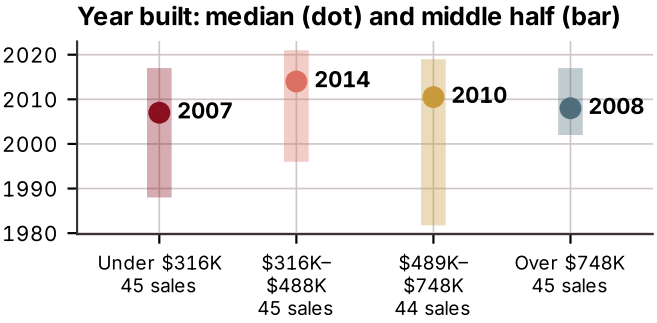
3.4 Homes over $748K are about 1,860 SF (114%) larger than homes under $316K



The average is **3,495 SF** for homes over $748K and **1,635 SF** for homes under $316K. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

✓ **Real difference** · large

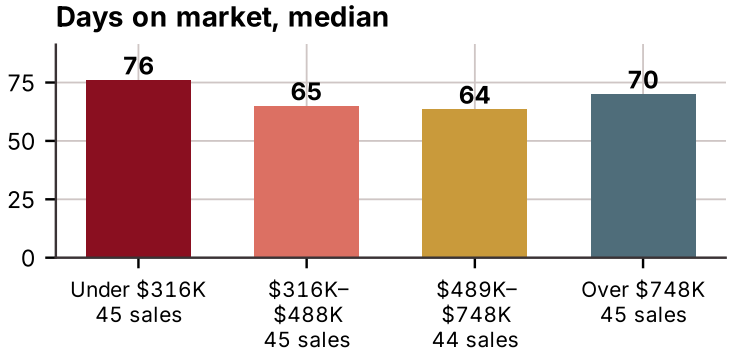
3.5 Year built: no clear difference



The median is **2008** for homes over $748K and **2007** for homes under $316K. It does not move in a straight line; homes $316K–$488K are highest. Defined in 8.1.4.

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

3.6 Days on market: no clear difference



The median is **70 days** for homes over $748K and **76 days** for homes under $316K. It does not move in a straight line; homes under $316K are highest. Defined in 8.1.5.

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

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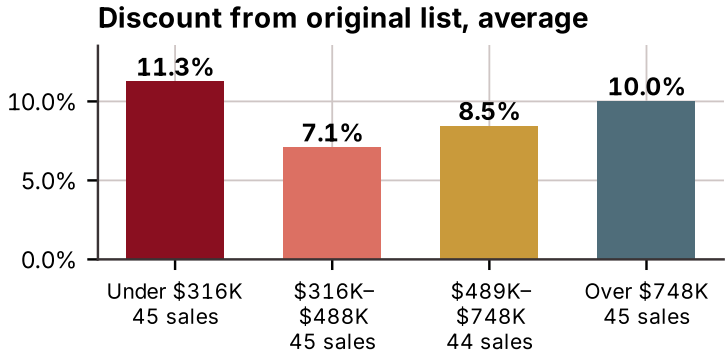
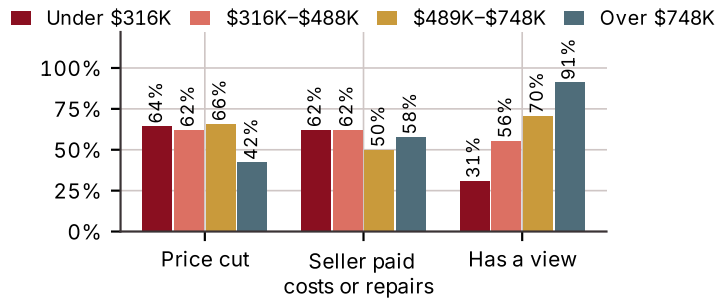
3.7 Discount from original list: no clear difference



The average is **10.0%** for homes over $748K and **11.3%** for homes under $316K. It does not move in a straight line; homes under $316K 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.

- 42% of homes over $748K had a price cut before sale, against 64% of homes under $316K. Defined in 8.1.7.
- 58% of homes over $748K had the seller pay closing costs or repairs, against 62% of homes under $316K. Defined in 8.1.8.
- 91% of homes over $748K have a view, against 31% of homes under $316K. Defined in 8.1.9.

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

3.9 The numbers: price and size

	Under $316K 45 sales	$316K– $488K 45 sales	$489K– $748K 44 sales	Over $748K 45 sales	All 179 sales	Real difference?
Net sale price average	$255,906	$389,745	$610,163	$1,174,928	$607,672	by design
Net price per SF average	$165	$196	$266	$347	$243	✓ large
Living area average	1,635	2,048	2,414	3,495	2,398	✓ large
Year built median	2007	2014	2010	2008	2010	unclear

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3.10 The numbers: selling

	Under $316K 45 sales	$316K–$488K 45 sales	$489K–$748K 44 sales	Over $748K 45 sales	All 179 sales	Real difference?
Days on market median	76	65	64	70	70	unclear
Discount from original list average	11.3%	7.1%	8.5%	10.0%	9.2%	unclear
Price cut before sale	64%	62%	66%	42%	59%	unclear
Seller paid closing costs or repairs	62%	62%	50%	58%	58%	unclear
Has a view	31%	56%	70%	91%	62%	✓ medium

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

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4. Quartiles by living area

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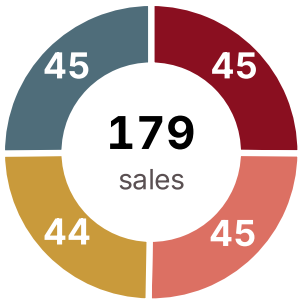
Sales ranked by living area and cut into four equal groups, from the smallest homes to the largest.



Sales per group

- Under 1,700 SF: 45 sales (25%)
- 1,700–2,224 SF: 45 sales (25%)
- 2,228–2,888 SF: 44 sales (25%)
- Over 2,888 SF: 45 sales (25%)

Bottom line

- Homes over 2,888 SF sell for about $770K (246%) more than homes under 1,700 SF.
- 84% of homes over 2,888 SF have a view, against 51% of homes under 1,700 SF.
- Homes over 2,888 SF sell for about $72 per SF (33%) more than homes under 1,700 SF.

4.1 Key differences

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

Under 1,700 SF · 1,700–2,224 SF · 2,228–2,888 SF · Over 2,888 SF

Larger homes Over 2,888 SF

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

Smaller homes Under 1,700 SF

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

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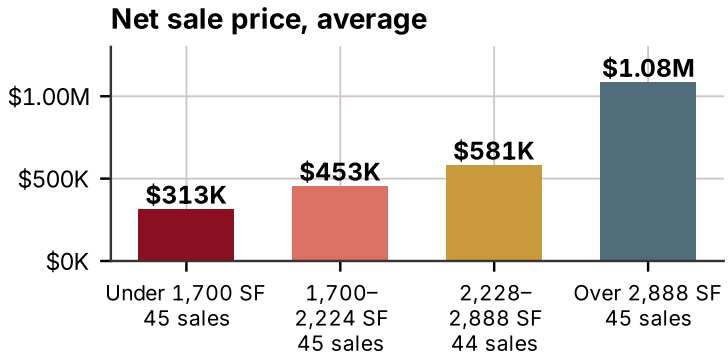
4.2 At a glance

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 1,700 SF	1,700–2,224 SF	2,228–2,888 SF	Over 2,888 SF	Real difference?
Net sale price	$313K **Lowest**	$453K	$581K	$1.08M **Highest**	✓ large
Net price per SF	$220 per SF **Lowest**	$230 per SF	$231 per SF	$292 per SF **Highest**	✓ medium
Year built	2006	2016	2010	2008	unclear
Days on market	75 days	70 days	58 days	70 days	unclear
Discount from original list	10.2%	6.4%	9.9%	10.4%	unclear
Price cut before sale	69%	56%	59%	51%	unclear
Seller paid closing costs or repairs	56%	51%	68%	58%	unclear
Has a view	51% **Fewest**	53%	59%	84% **Most**	✓ small

4.3 Homes over 2,888 SF sell for about $770K (246%) more than homes under 1,700 SF



The average is **$1.08M** for homes over 2,888 SF and **$313K** for homes under 1,700 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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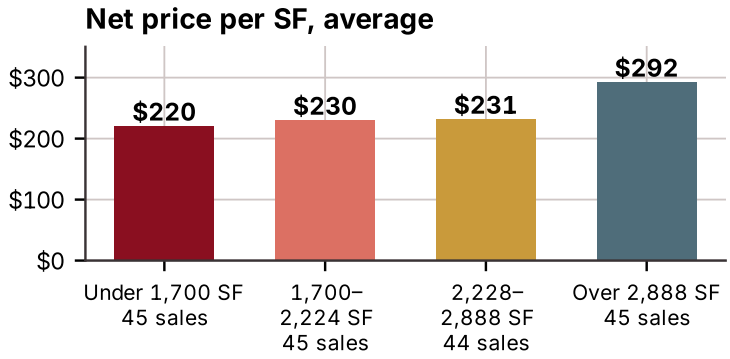
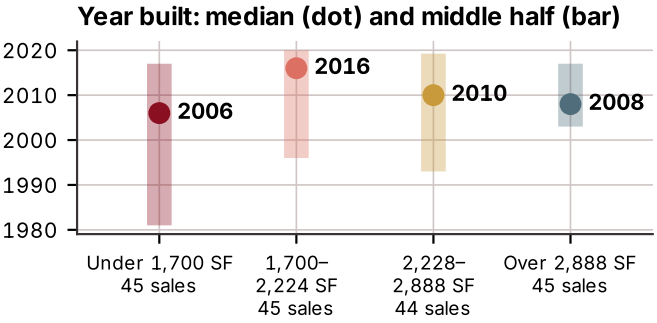
4.4 Homes over 2,888 SF sell for about $72 per SF (33%) more than homes under 1,700 SF



The average is **$292 per SF** for homes over 2,888 SF and **$220 per SF** for homes under 1,700 SF. It rises step by step from the lowest range to the highest. Defined in 8.1.2.

✓ **Real difference** · medium

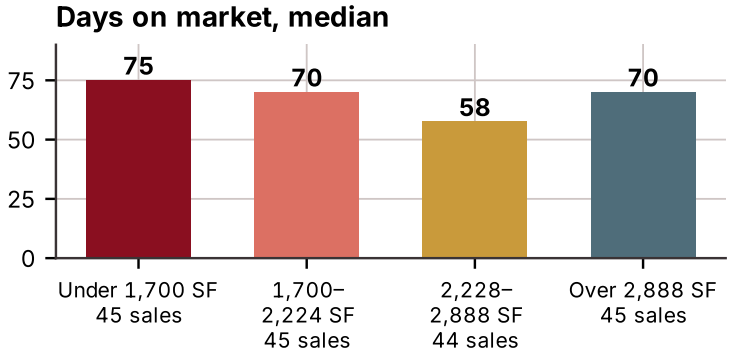
4.5 Year built: no clear difference



The median is **2008** for homes over 2,888 SF and **2006** for homes under 1,700 SF. It does not move in a straight line; homes 1,700–2,224 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 **70 days** for homes over 2,888 SF and **75 days** for homes under 1,700 SF. It does not move in a straight line; homes under 1,700 SF are highest. Defined in 8.1.5.

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

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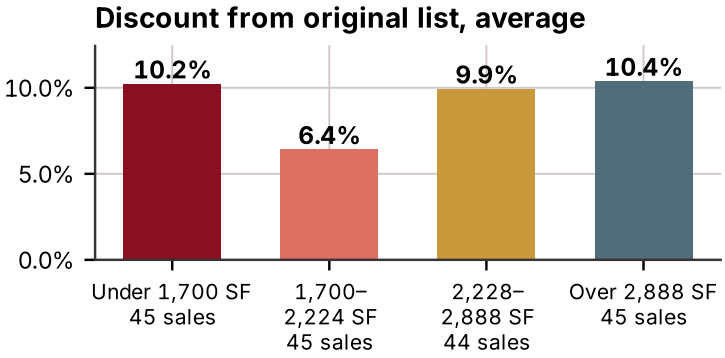
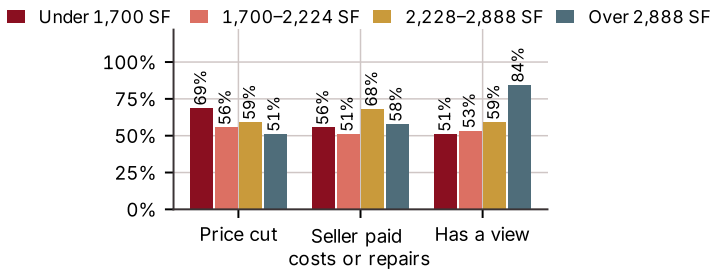
4.7 Discount from original list: no clear difference



The average is **10.4%** for homes over 2,888 SF and **10.2%** for homes under 1,700 SF. It does not move in a straight line; homes over 2,888 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.

- 51% of homes over 2,888 SF had a price cut before sale, against 69% of homes under 1,700 SF. Defined in 8.1.7.
- 58% of homes over 2,888 SF had the seller pay closing costs or repairs, against 56% of homes under 1,700 SF. Defined in 8.1.8.
- 84% of homes over 2,888 SF have a view, against 51% of homes under 1,700 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** · small

4.9 The numbers: price and size

	Under 1,700 SF 45 sales	1,700–2,224 SF 45 sales	2,228–2,888 SF 44 sales	Over 2,888 SF 45 sales	All 179 sales	Real difference?
Net sale price average	$313,098	$453,184	$580,783	$1,083,023	$607,672	✓ large
Net price per SF average	$220	$230	$231	$292	$243	✓ medium
Living area average	1,415	1,976	2,511	3,692	2,398	by design
Year built median	2006	2016	2010	2008	2010	unclear

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4.10 The numbers: selling

	Under 1,700 SF 45 sales	1,700–2,224 SF 45 sales	2,228–2,888 SF 44 sales	Over 2,888 SF 45 sales	All 179 sales	Real difference?
Days on market median	75	70	58	70	70	unclear
Discount from original list average	10.2%	6.4%	9.9%	10.4%	9.2%	unclear
Price cut before sale	69%	56%	59%	51%	59%	unclear
Seller paid closing costs or repairs	56%	51%	68%	58%	58%	unclear
Has a view	51%	53%	59%	84%	62%	✓ small

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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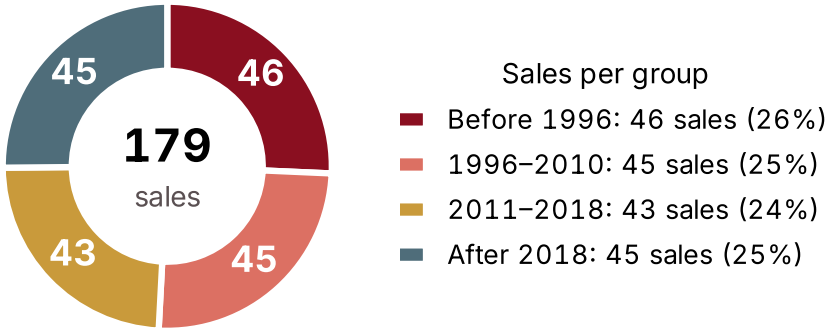
5. Quartiles by year built

Resale homes · 179 sales · May 27, 2026 – November 22, 2026

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



Bottom line: 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 1996	1996–2010	2011–2018	After 2018	Real difference?
Net sale price	$514K	$710K	$638K	$572K	unclear
Net price per SF	$248 per SF	$241 per SF	$255 per SF	$228 per SF	unclear
Living area	2,124 SF	2,706 SF	2,370 SF	2,397 SF	unclear
Days on market	70 days	76 days	67 days	65 days	unclear
Discount from original list	12.7%	10.8%	7.1%	6.1%	unclear
Price cut before sale	59%	56%	63%	58%	unclear
Seller paid closing costs or repairs	43%	53%	67%	69%	unclear
Has a view	59%	64%	72%	53%	unclear

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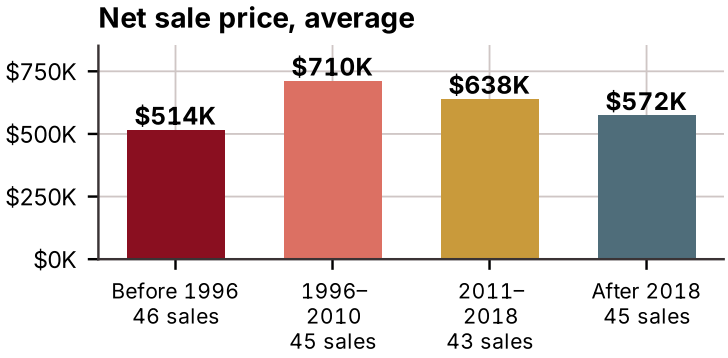
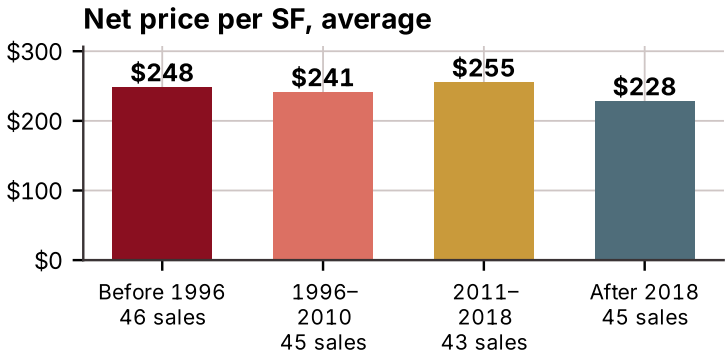
5.3 Net sale price: no clear difference



The average is **$572K** for homes built after 2018 and **$514K** for homes built before 1996. It does not move in a straight line; homes built 1996–2010 are highest. Defined in 8.1.1.

– No clear difference · could be chance

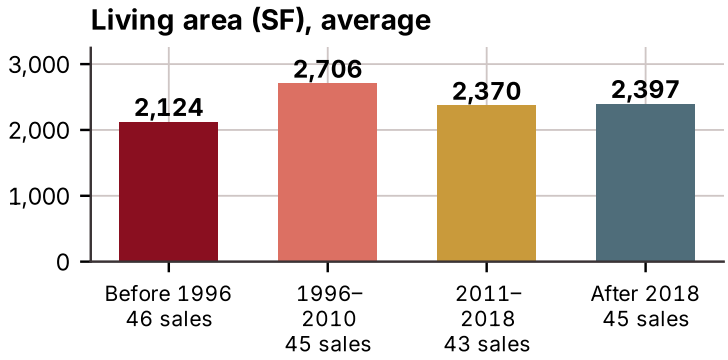
5.4 Net price per SF: no clear difference



The average is **$228 per SF** for homes built after 2018 and **$248 per SF** for homes built before 1996. It does not move in a straight line; homes built 2011–2018 are highest. Defined in 8.1.2.

– No clear difference · could be chance

5.5 Living area: no clear difference



The average is **2,397 SF** for homes built after 2018 and **2,124 SF** for homes built before 1996. It does not move in a straight line; homes built 1996–2010 are highest. Defined in 8.1.3.

– No clear difference · could be chance

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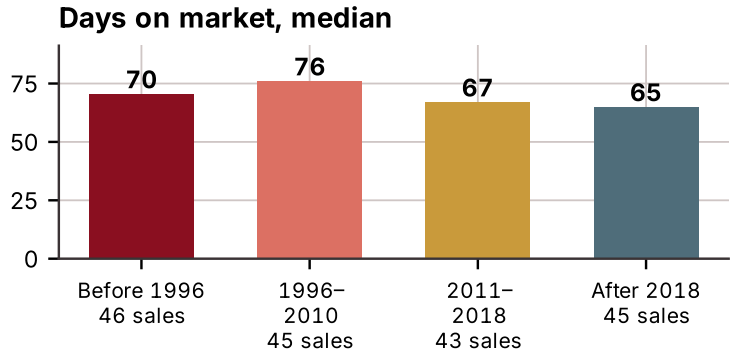
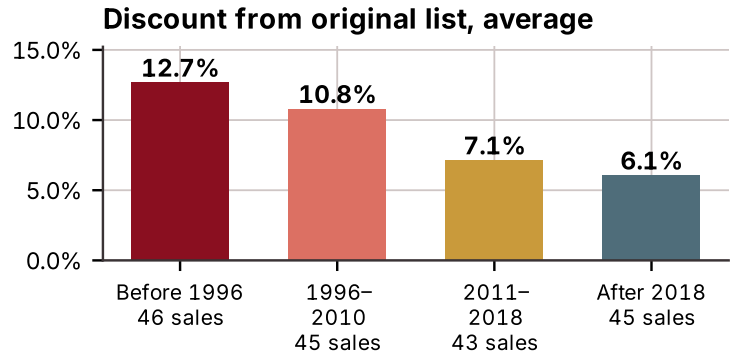
5.6 Days on market: no clear difference



The median is **65 days** for homes built after 2018 and **70 days** for homes built before 1996. It does not move in a straight line; homes built 1996–2010 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 **6.1%** for homes built after 2018 and **12.7%** for homes built before 1996. It falls step by step from the lowest range to the highest. Defined in 8.1.6.

– No clear difference · could be chance

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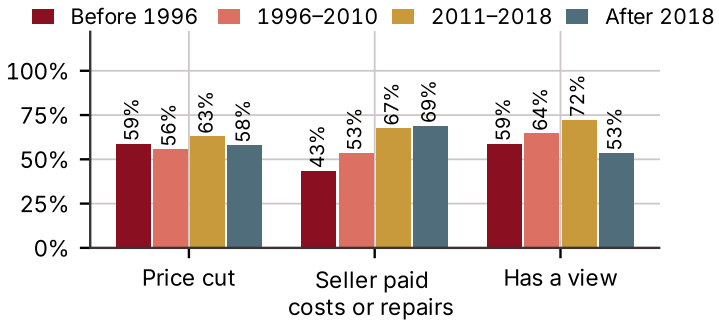
5.8 How often: price cut before sale, seller paid closing costs or repairs, has a view



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

- 58% of homes built after 2018 had a price cut before sale, against 59% of homes built before 1996. Defined in 8.1.7.
- 69% of homes built after 2018 had the seller pay closing costs or repairs, against 43% of homes built before 1996. Defined in 8.1.8.
- 53% of homes built after 2018 have a view, against 59% of homes built before 1996. 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 1996 46 sales	1996–2010 45 sales	2011–2018 43 sales	After 2018 45 sales	All 179 sales	Real difference?
Net sale price average	$514,167	$709,965	$637,555	$572,405	$607,672	unclear
Net price per SF average	$248	$241	$255	$228	$243	unclear
Living area average	2,124	2,706	2,370	2,397	2,398	unclear
Year built median	1978	2003	2016	2021	2010	by design

5.10 The numbers: selling

	Before 1996 46 sales	1996–2010 45 sales	2011–2018 43 sales	After 2018 45 sales	All 179 sales	Real difference?
Days on market median	70	76	67	65	70	unclear
Discount from original list average	12.7%	10.8%	7.1%	6.1%	9.2%	unclear
Price cut before sale	59%	56%	63%	58%	59%	unclear
Seller paid closing costs or repairs	43%	53%	67%	69%	58%	unclear
Has a view	59%	64%	72%	53%	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 8.3.3.

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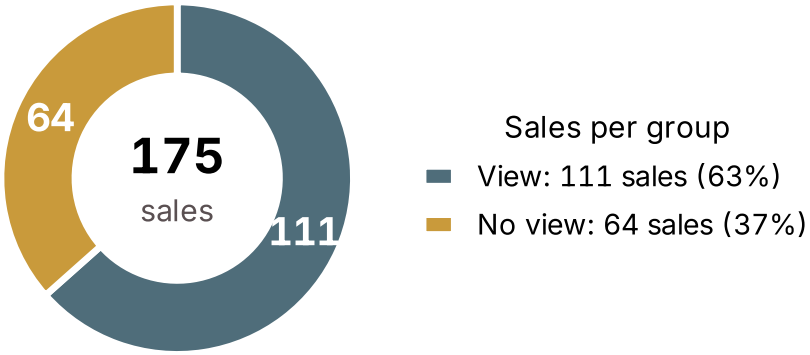
6. View and no view

Resale homes · 179 sales · May 27, 2026 – November 22, 2026

Sales where the MLS lists a view (greenbelt or park, trees, golf course, hill country, water and similar) against those listing none or only the neighborhood. 4 sales whose MLS view entry is only “See Remarks” are left out.



Bottom line

- Homes with a view sell for about $94 per SF (51%) more than homes without a view.
- Homes with a view sell for about $361K (97%) more than homes without a view.
- Homes with a view are about 530 SF (26%) 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 more per square foot.
- Sell for much more.
- Are larger.

Homes without a view no view listed

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

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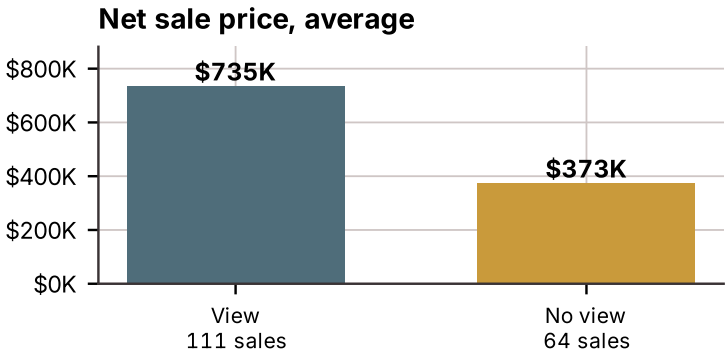
6.2 At a glance

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

	View	No view	Real difference?
Net sale price	$735K **Highest**	$373K **Lowest**	✓ large
Net price per SF	$277 per SF **Highest**	$183 per SF **Lowest**	✓ large
Living area	2,579 SF **Largest**	2,053 SF **Smallest**	✓ medium
Year built	2010	2008	unclear
Days on market	75 days	66 days	unclear
Discount from original list	9.8%	8.4%	unclear
Price cut before sale	59%	56%	unclear
Seller paid closing costs or repairs	58%	58%	unclear

6.3 Homes with a view sell for about $361K (97%) more than homes without a view



The average is **$735K** for homes with a view and **$373K** for homes without a view. Defined in 8.1.1.

✓ **Real difference** · large

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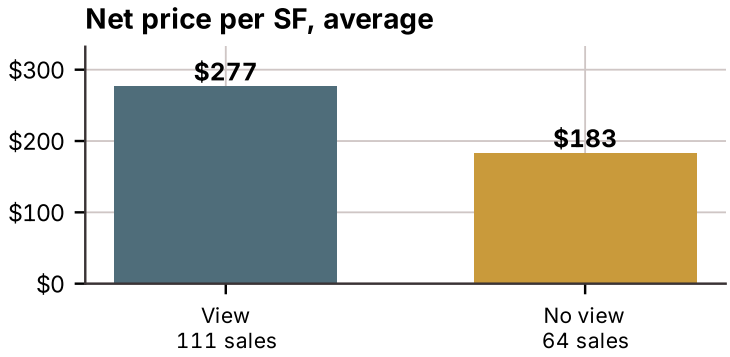
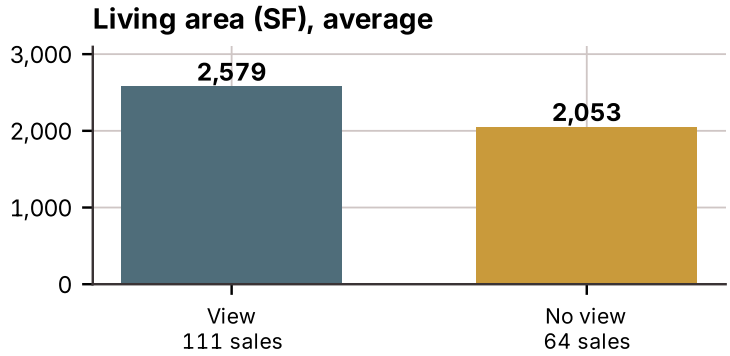
6.4 Homes with a view sell for about $94 per SF (51%) more than homes without a view



The average is **$277 per SF** for homes with a view and **$183 per SF** for homes without a view. Defined in 8.1.2.

✓ **Real difference** · large

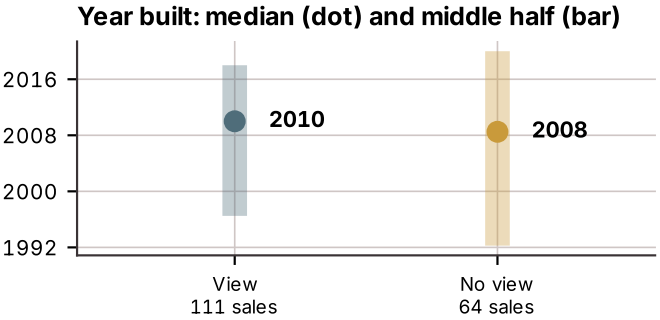
6.5 Homes with a view are about 530 SF (26%) larger than homes without a view



The average is **2,579 SF** for homes with a view and **2,053 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 **2008** for homes without a view. Defined in 8.1.4.

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

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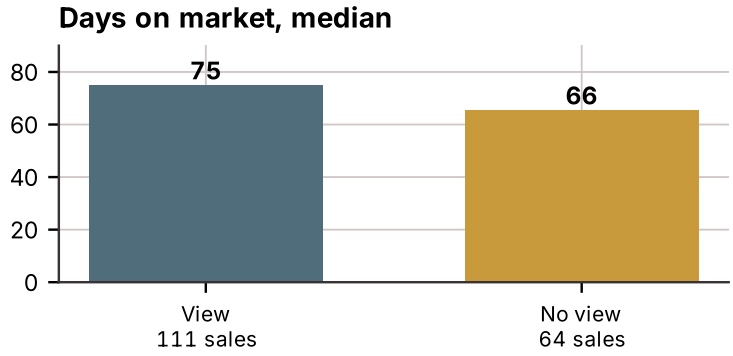
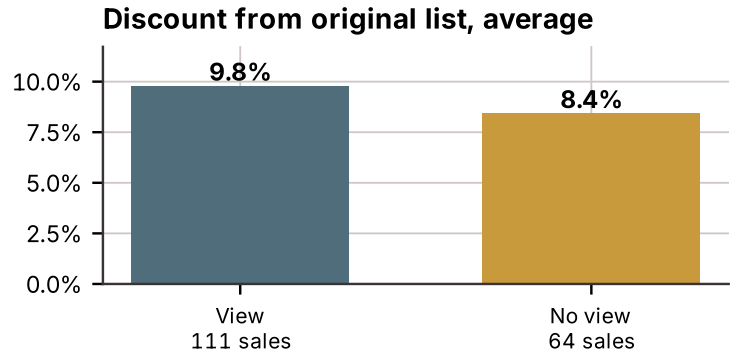
6.7 Days on market: no clear difference



The median is **75 days** for homes with a view and **66 days** for homes without a view. Defined in 8.1.5.

– No clear difference · could be chance

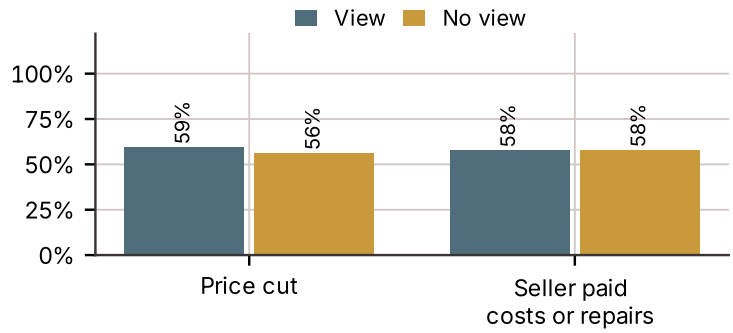
6.8 Discount from original list: no clear difference



The average is **9.8%** for homes with a view and **8.4%** for homes without a view. Defined in 8.1.6.

– No clear difference · could be chance

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



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

- 59% of homes with a view had a price cut before sale, against 56% of homes without a view. Defined in 8.1.7.
- 58% of homes with a view had the seller pay closing costs or repairs, against 58% of homes without a view. Defined in 8.1.8.

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

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6.10 The numbers: price and size

	View 111 sales	No view 64 sales	All 175 sales	Real difference?
Net sale price average	$734,511	$373,476	$602,476	✓ large
Net price per SF average	$277	$183	$243	✓ large
Living area average	2,579	2,053	2,387	✓ medium
Year built median	2010	2008	2010	unclear

6.11 The numbers: selling

	View 111 sales	No view 64 sales	All 175 sales	Real difference?
Days on market median	75	66	70	unclear
Discount from original list average	9.8%	8.4%	9.3%	unclear
Price cut before sale	59%	56%	58%	unclear
Seller paid closing costs or repairs	58%	58%	58%	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 · 22 sales · May 27, 2026 – November 22, 2026

Homes sold new by the builder in the same 180 days. They are left out of every other section and shown here as basic figures only: 22 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 Comal County.

Measure	Average	Median
Sales		22
Net sale price	**$533,713**	$396,965
Net price per SF	**$208**	$185
Living area (SF)	**2,469**	2,427
Days on market	**139**	72
Discount from original list	**10.0%**	7.7%
Price cut before sale		59% 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”.

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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 179 resale sales. Average $607,672; median $488,500; standard deviation $401,532; middle half (25th–75th percentile) $315,250–$748,750; lowest $160,000, highest $2,299,270. 104 sales had a seller payment; their median payment was $7,309.

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 179 resale sales. Average $243; median $223; standard deviation $97; middle half (25th–75th percentile) $178–$283; 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 179 resale sales. Average 2,398; median 2,224; standard deviation 967; middle half (25th–75th percentile) 1,696–2,902; lowest 912, highest 7,970.

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 179 resale sales. Average 2004; median 2010; standard deviation 20; middle half (25th–75th percentile) 1995–2018; lowest 1898, 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 179 resale sales. Average 99; median 70; standard deviation 93; middle half (25th–75th percentile) 34–139; lowest 0, highest 500. 2 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 179 resale sales. Average 9.2%; median 6.6%; standard deviation 9.3%; middle half (25th–75th percentile) 2.8%–12.5%; lowest −5.3%, highest 62.0%. 7 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 105 of 179 resale sales (58.7%).

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 104 of 179 resale sales (58.1%).

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 111 sales with a view, 64 without, 4 unclassified. Most common View entries: Hill Country 69, Trees/Woods 46, Neighborhood 42, None 41, Water 20, Lake 14, Park/Greenbelt 13, River 12.

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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 2026-11-23 12:45 UTC), every field. Filter: StandardStatus = Closed, PropertyType = Residential, CountyOrParish = Comal.

The data Pulled November 23, 2026: 407 closed Comal County records over the prior year. Cities: New Braunfels (253); Canyon Lake (93); Spring Branch (27); Fischer (19); Bulverde (8); San Antonio (4); and 3 more. ZIP codes: 9, the most sales in 78132, 78130, 78133, 78070, 78623, 78163.

8.2.2 Study window

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

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

The data 201 single-family sales in the window: 179 resale, 22 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 179 resale; 22 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 11 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 $316K”.

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 $316K: $160,000–$315,000 (45 sales); $316K–$488K: $315,500–$488,500 (45 sales); $489K–$748K: $489,000–$748,500 (44 sales); Over $748K: $748,999–$2,299,270 (45 sales)
Quartiles by living area: Under 1,700 SF: 912–1,692 SF (45 sales); 1,700–2,224 SF: 1,700–2,224 SF (45 sales); 2,228–2,888 SF: 2,228–2,888 SF (44 sales); Over 2,888 SF: 2,917–7,970 SF (45 sales)
Quartiles by year built: Before 1996: 1898–1995 (46 sales); 1996–2010: 1996–2010 (45 sales); 2011–2018: 2011–2018 (43 sales); After 2018: 2019–2025 (45 sales)
View and no view: View: MLS lists a view (111 sales); No view: None or Neighborhood (64 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 $607,672, median $488,500. Days on market: average 99, median 70: 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 9 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 = 114.27	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.642$	large
Living area	Kruskal–Wallis	H = 100.65	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.565$	large
Year built	Kruskal–Wallis	H = 2.59	3	0.4586	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.015$	small
Days on market	Kruskal–Wallis	H = 2.05	3	0.5619	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.012$	small
Discount from original list	Kruskal–Wallis	H = 3.96	3	0.2662	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.022$	small
Price cut before sale	Chi-square	$\chi^2 = 6.82$	3	0.0777	p < 0.0063	**Unclear**	Cramér's V = 0.195	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 1.82$	3	0.6115	p < 0.0063	**Unclear**	Cramér's V = 0.101	small
Has a view	Chi-square	$\chi^2 = 36.54$	3	< 0.0001	p < 0.0063	**Yes**	Cramér's V = 0.452	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 = 104.80	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.589$	large
Net price per SF	Kruskal–Wallis	H = 22.51	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.126$	medium
Year built	Kruskal–Wallis	H = 3.77	3	0.2879	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.021$	small
Days on market	Kruskal–Wallis	H = 2.17	3	0.5377	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.012$	small
Discount from original list	Kruskal–Wallis	H = 7.64	3	0.0541	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.043$	small
Price cut before sale	Chi-square	$\chi^2 = 3.18$	3	0.3645	p < 0.0063	**Unclear**	Cramér's V = 0.133	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 2.86$	3	0.4135	p < 0.0063	**Unclear**	Cramér's V = 0.126	small
Has a view	Chi-square	$\chi^2 = 13.48$	3	0.0037	p < 0.0063	**Yes**	Cramér's V = 0.274	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 = 1.62	3	0.6546	p < 0.0063	**Unclear**	ε^2 = 0.009	negligible
Net price per SF	Kruskal–Wallis	H = 0.75	3	0.8615	p < 0.0063	**Unclear**	ε^2 = 0.004	negligible
Living area	Kruskal–Wallis	H = 6.78	3	0.0791	p < 0.0063	**Unclear**	ε^2 = 0.038	small
Days on market	Kruskal–Wallis	H = 0.70	3	0.8740	p < 0.0063	**Unclear**	ε^2 = 0.004	negligible
Discount from original list	Kruskal–Wallis	H = 9.38	3	0.0246	p < 0.0063	**Unclear**	ε^2 = 0.053	small
Price cut before sale	Chi-square	χ^2 = 0.50	3	0.9198	p < 0.0063	**Unclear**	Cramér's V = 0.053	negligible
Seller paid closing costs or repairs	Chi-square	χ^2 = 8.15	3	0.0430	p < 0.0063	**Unclear**	Cramér's V = 0.213	small
Has a view	Chi-square	χ^2 = 3.62	3	0.3053	p < 0.0063	**Unclear**	Cramér's V = 0.142	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 = 5,659.50	—	< 0.0001	p < 0.0063	**Yes**	rank-biserial r = 0.593	large
Net price per SF	Mann–Whitney U	U = 5,707.00	—	< 0.0001	p < 0.0063	**Yes**	rank-biserial r = 0.607	large
Living area	Mann–Whitney U	U = 4,639.00	—	0.0008	p < 0.0063	**Yes**	rank-biserial r = 0.306	medium
Year built	Mann–Whitney U	U = 3,652.00	—	0.7577	p < 0.0063	**Unclear**	rank-biserial r = 0.028	negligible
Days on market	Mann–Whitney U	U = 4,229.50	—	0.0359	p < 0.0063	**Unclear**	rank-biserial r = 0.191	small
Discount from original list	Mann–Whitney U	U = 3,846.50	—	0.3624	p < 0.0063	**Unclear**	rank-biserial r = 0.083	negligible
Price cut before sale	Chi-square	χ^2 = 0.17	1	0.6784	p < 0.0063	**Unclear**	Cramér's V = 0.031	negligible
Seller paid closing costs or repairs	Chi-square	χ^2 = 0.00	1	0.9841	p < 0.0063	**Unclear**	Cramér's V = 0.002	negligible

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8.4 Data notes

Left out of the analysis: 22 new-construction sales (basic statistics only, section 7); 11 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 179 closed MLS resale sales; the 22 new-construction sales appear only in their own section, as basic statistics. Sale and listing data: ABOR MLS via secure APIs, pulled November 23, 2026. Map data © OpenStreetMap contributors. ALEX Companies · Licensed by the Texas Real Estate Commission · Broker: Alexander Tiffany Southwest, LLC (ALEX Real Estate), #565194-BB · Diane Hart Alexander, Designated Broker, #574877-B.

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