La Grange

Fayette County, TX
Resale homes · closed Nov 22 – Nov 21, 2026
Prepared for Buyers, sellers and agents

Prepared by ALEX Intelligence for ALEX Real Estate
Market Study · Resale Analysis
Version 2.4
November 22, 2026 · 7:48 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
39	**$290,000**	**$179**	**95 days**
single-family resale homes	average $348,271	average $175	average 135 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 · 39 sales · November 22, 2025 – November 21, 2026

This study looks at the **39 resale homes** sold in La Grange in the **365 days** to November 21, 2026. A full year is used because only 25 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.

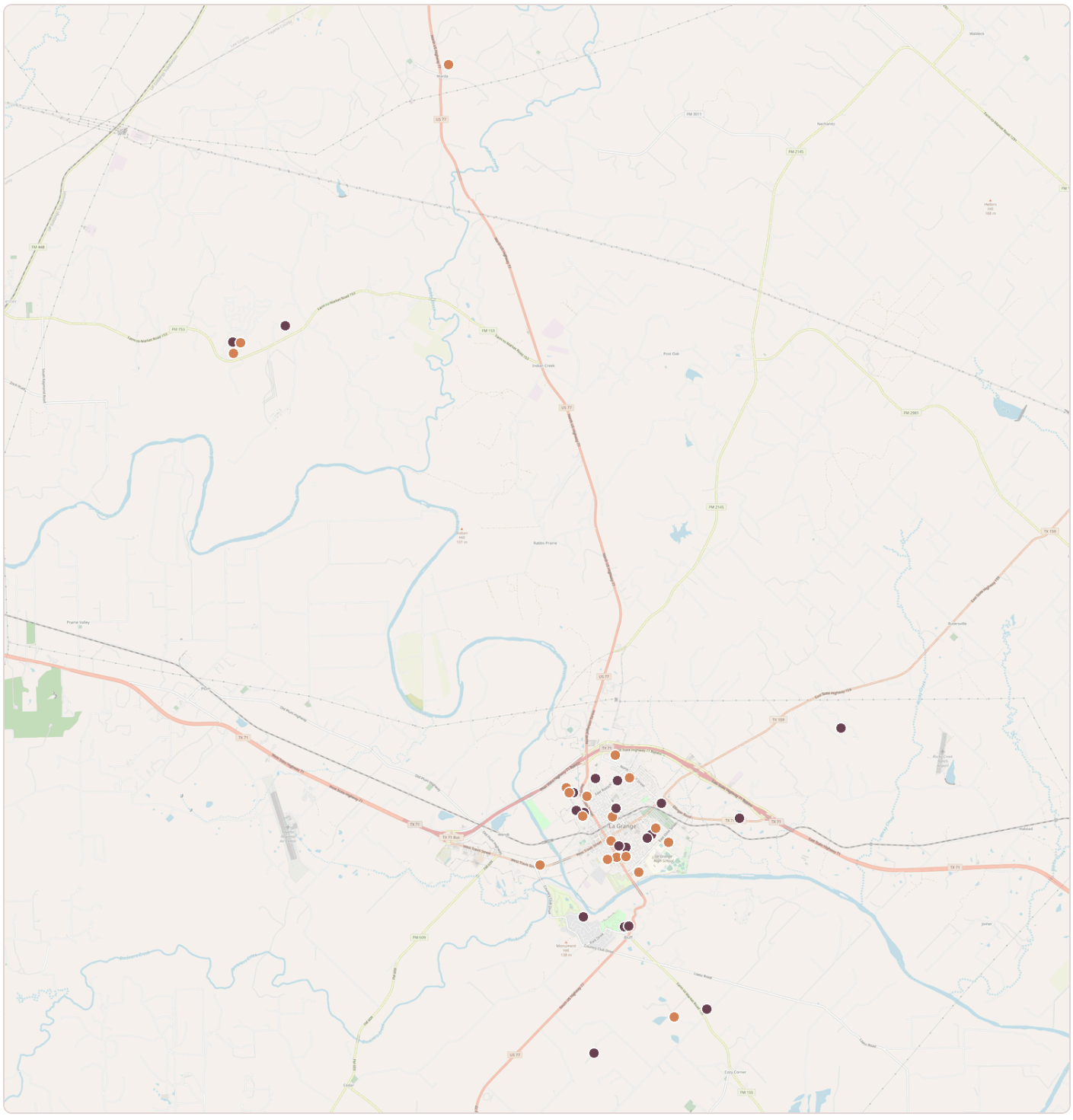
Each comparison has its own section (3–6) with everything about it in one place: the key differences, a table of every measure at a glance, the charts and the numbers.

© 2026 Alexander Tiffany Southwest, LLC

2. Where the resale homes sold

39 resale homes · colored by price range

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



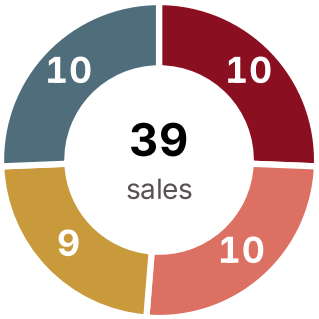
● Under $210K · 10 sales ● $210K–$290K · 10 sales ● $305K–$385K · 9 sales ● Over $385K · 10 sales

© 2026 Alexander Tiffany Southwest, LLC

3. Quartiles by net sale price

Resale homes · 39 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 $210K: 10 sales (26%)
- $210K–$290K: 10 sales (26%)
- $305K–$385K: 9 sales (23%)
- Over $385K: 10 sales (26%)

Bottom line

- Homes over $385K are about 1,510 SF (109%) larger than homes under $210K.
- Homes over $385K sell for about $96 per SF (77%) more than homes under $210K.
- Homes over $385K are about 40 years newer than homes under $210K.

3.1 Key differences

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

Under $210K $210K–$290K $305K–$385K Over $385K

Higher-priced homes Over $385K

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

Lower-priced homes Under $210K

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

© 2026 Alexander Tiffany Southwest, LLC

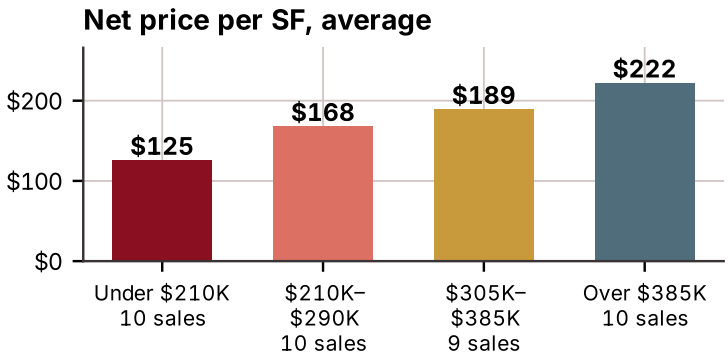
3.2 At a glance

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

	Under $210K	$210K–$290K	$305K–$385K	Over $385K	Real difference?
Net price per SF	$125 per SF **Lowest**	$168 per SF	$189 per SF	$222 per SF **Highest**	✓ large
Living area	1,386 SF **Smallest**	1,530 SF	2,009 SF	2,894 SF **Largest**	✓ large
Year built	1964	1942 **Oldest**	1990	2004 **Newest**	✓ large
Days on market	108 days	122 days	74 days	87 days	unclear
Discount from original list	21.1%	11.4%	10.7%	13.0%	unclear
Price cut before sale	40%	70%	33%	70%	unclear
Seller paid closing costs or repairs	30%	30%	56%	60%	unclear
Has a view	30%	40%	56%	80%	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 $385K sell for about $96 per SF (77%) more than homes under $210K

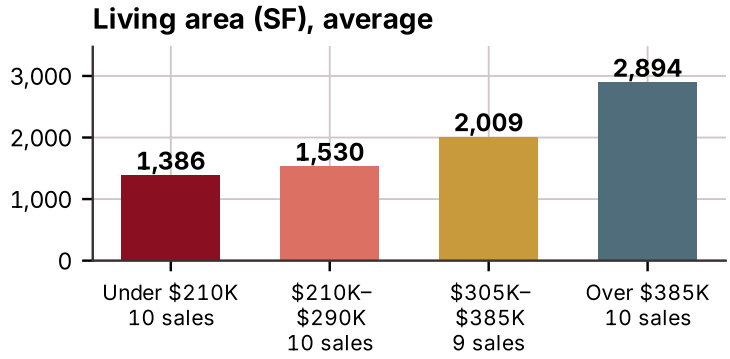


The average is **$222 per SF** for homes over $385K and **$125 per SF** for homes under $210K. It rises step by step from the lowest range to the highest. Defined in 8.1.2.

✓ **Real difference** · large

© 2026 Alexander Tiffany Southwest, LLC

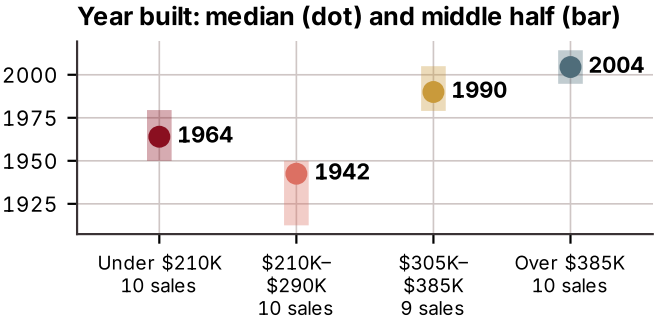
3.4 Homes over $385K are about 1,510 SF (109%) larger than homes under $210K



The average is **2,894 SF** for homes over $385K and **1,386 SF** for homes under $210K. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

✓ **Real difference** · large

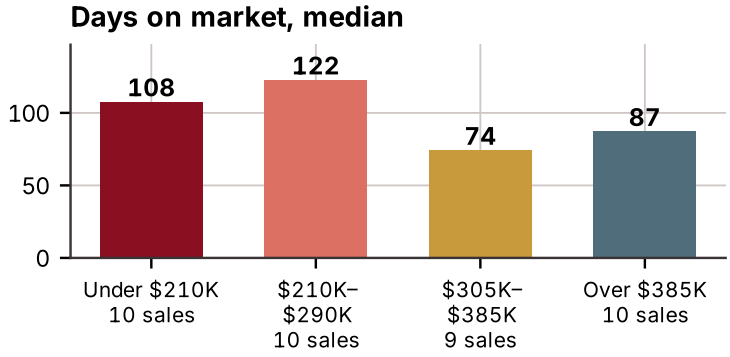
3.5 Homes over $385K are about 40 years newer than homes under $210K



The median is **2004** for homes over $385K and **1964** for homes under $210K. It does not move in a straight line; homes over $385K are highest. Defined in 8.1.4.

✓ **Real difference** · large

3.6 Days on market: no clear difference

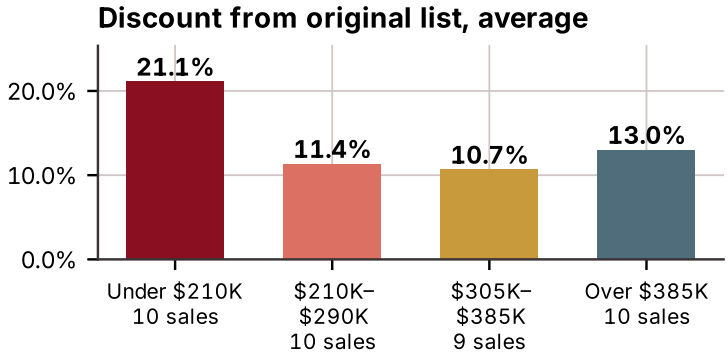


The median is **87 days** for homes over $385K and **108 days** for homes under $210K. It does not move in a straight line; homes $210K–$290K are highest. Defined in 8.1.5.

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

 © 2026 Alexander Tiffany Southwest, LLC

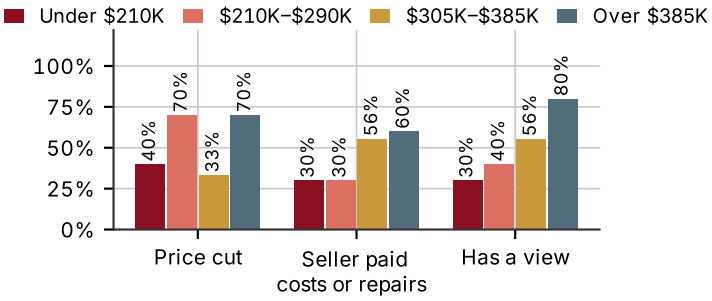
3.7 Discount from original list: no clear difference



The average is **13.0%** for homes over $385K and **21.1%** for homes under $210K. It does not move in a straight line; homes under $210K 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.

- 70% of homes over $385K had a price cut before sale, against 40% of homes under $210K. Defined in 8.1.7.
- 60% of homes over $385K had the seller pay closing costs or repairs, against 30% of homes under $210K. Defined in 8.1.8.
- 80% of homes over $385K have a view, against 30% of homes under $210K. 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 $210K 10 sales	$210K–$290K 10 sales	$305K–$385K 9 sales	Over $385K 10 sales	All 39 sales	Real difference?
Net sale price average	$166,320	$250,650	$330,429	$643,901	$348,271	by design
Net price per SF average	$125	$168	$189	$222	$175	✓ large
Living area average	1,386	1,530	2,009	2,894	1,953	✓ large
Year built median	1964	1942	1990	2004	1978	✓ large

© 2026 Alexander Tiffany Southwest, LLC

3.10 The numbers: selling

	Under $210K 10 sales	$210K–$290K 10 sales	$305K–$385K 9 sales	Over $385K 10 sales	All 39 sales	Real difference?
Days on market median	108	122	74	87	95	unclear
Discount from original list average	21.1%	11.4%	10.7%	13.0%	14.1%	unclear
Price cut before sale	40%	70%	33%	70%	54%	unclear
Seller paid closing costs or repairs	30%	30%	56%	60%	44%	unclear
Has a view	30%	40%	56%	80%	51%	unclear

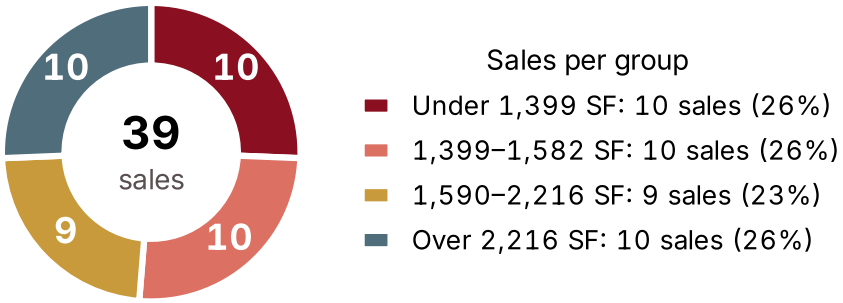
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.1.

 © 2026 Alexander Tiffany Southwest, LLC

4. Quartiles by living area

Resale homes · 39 sales · November 22, 2025 – November 21, 2026

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



Bottom line

- Homes over 2,216 SF sell for about $409K (182%) more than homes under 1,399 SF.

4.1 Key differences

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

Under 1,399 SF · 1,399–1,582 SF · 1,590–2,216 SF · Over 2,216 SF

Larger homes Over 2,216 SF

- Sell for much more.

Smaller homes Under 1,399 SF

- Sell for much less.

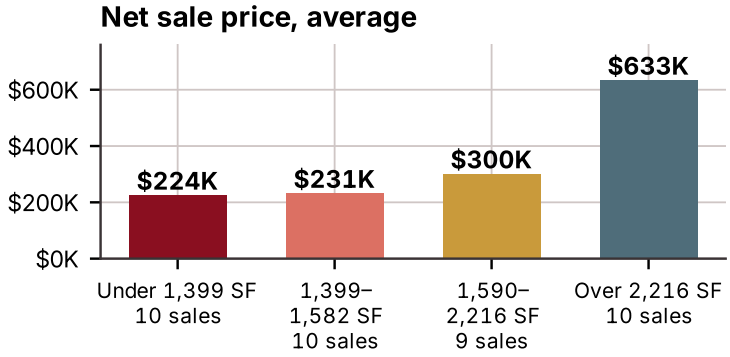
4.2 At a glance

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

	Under 1,399 SF	1,399–1,582 SF	1,590–2,216 SF	Over 2,216 SF	Real difference?
Net sale price	$224K Lowest	$231K	$300K	$633K Highest	✓ large
Net price per SF	$181 per SF	$153 per SF	$163 per SF	$204 per SF	unclear
Year built	1978	1978	1950	2000	unclear
Days on market	88 days	62 days	147 days	100 days	unclear
Discount from original list	11.0%	12.9%	15.9%	16.9%	unclear
Price cut before sale	40%	30%	67%	80%	unclear
Seller paid closing costs or repairs	60%	40%	33%	40%	unclear
Has a view	40%	40%	44%	80%	unclear

© 2026 Alexander Tiffany Southwest, LLC

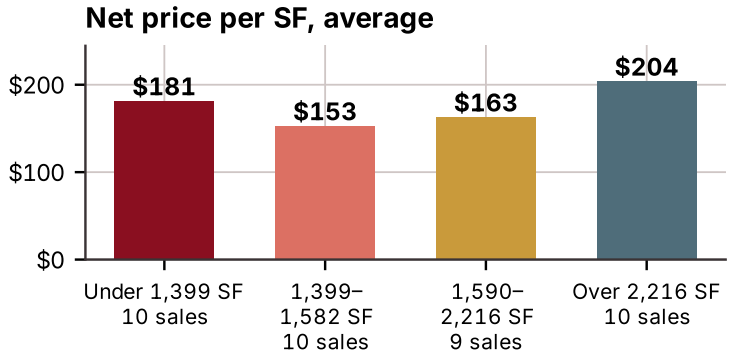
4.3 Homes over 2,216 SF sell for about $409K (182%) more than homes under 1,399 SF



The average is **$633K** for homes over 2,216 SF and **$224K** for homes under 1,399 SF. It rises step by step from the lowest range to the highest. Defined in 8.1.1.

✓ **Real difference** · large

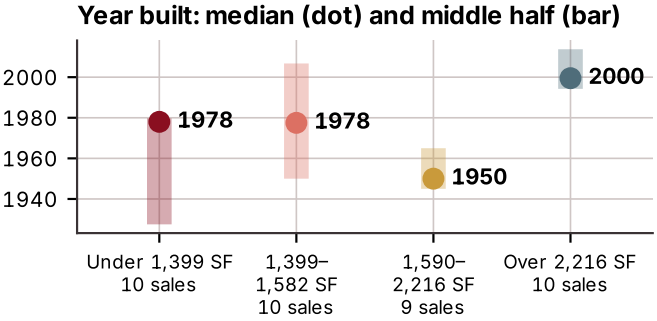
4.4 Net price per SF: no clear difference



The average is **$204 per SF** for homes over 2,216 SF and **$181 per SF** for homes under 1,399 SF. It does not move in a straight line; homes over 2,216 SF are highest. Defined in 8.1.2.

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

4.5 Year built: no clear difference

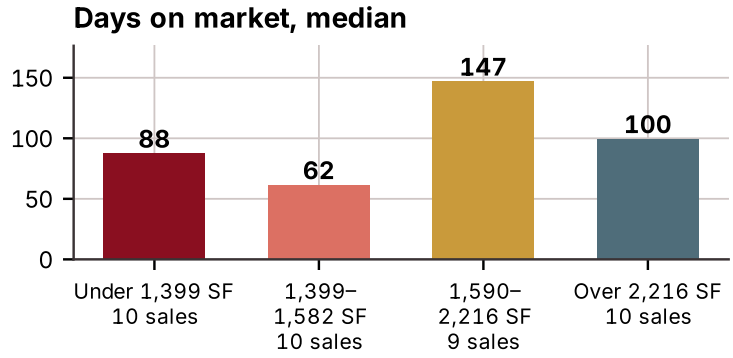


The median is **2000** for homes over 2,216 SF and **1978** for homes under 1,399 SF. It does not move in a straight line; homes over 2,216 SF are highest. Defined in 8.1.4.

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

 © 2026 Alexander Tiffany Southwest, LLC

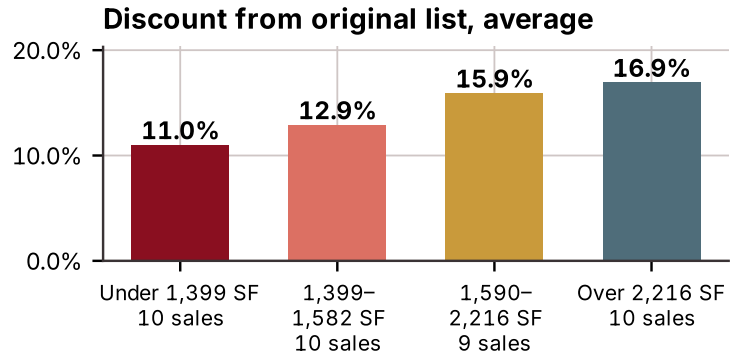
4.6 Days on market: no clear difference



The median is **100 days** for homes over 2,216 SF and **88 days** for homes under 1,399 SF. It does not move in a straight line; homes 1,590–2,216 SF are highest. Defined in 8.1.5.

– No clear difference · could be chance

4.7 Discount from original list: no clear difference

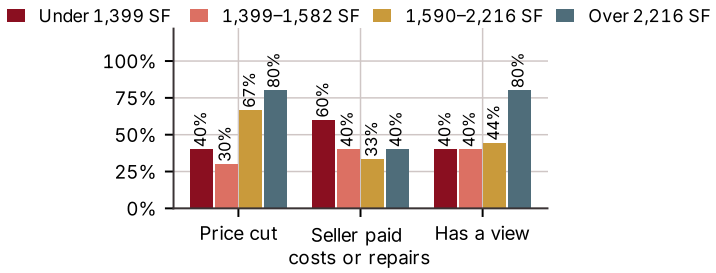


The average is **16.9%** for homes over 2,216 SF and **11.0%** for homes under 1,399 SF. It rises step by step from the lowest range to the highest. Defined in 8.1.6.

– No clear difference · could be chance

 © 2026 Alexander Tiffany Southwest, LLC

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.

- 80% of homes over 2,216 SF had a price cut before sale, against 40% of homes under 1,399 SF. Defined in 8.1.7.
- 40% of homes over 2,216 SF had the seller pay closing costs or repairs, against 60% of homes under 1,399 SF. Defined in 8.1.8.
- 80% of homes over 2,216 SF have a view, against 40% of homes under 1,399 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 1,399 SF 10 sales	1,399–1,582 SF 10 sales	1,590–2,216 SF 9 sales	Over 2,216 SF 10 sales	All 39 sales	Real difference?
Net sale price average	$224,320	$230,957	$300,142	$632,852	$348,271	✓ large
Net price per SF average	$181	$153	$163	$204	$175	unclear
Living area average	1,236	1,511	1,854	3,202	1,953	by design
Year built median	1978	1978	1950	2000	1978	unclear

4.10 The numbers: selling

	Under 1,399 SF 10 sales	1,399–1,582 SF 10 sales	1,590–2,216 SF 9 sales	Over 2,216 SF 10 sales	All 39 sales	Real difference?
Days on market median	88	62	147	100	95	unclear
Discount from original list average	11.0%	12.9%	15.9%	16.9%	14.1%	unclear
Price cut before sale	40%	30%	67%	80%	54%	unclear
Seller paid closing costs or repairs	60%	40%	33%	40%	44%	unclear
Has a view	40%	40%	44%	80%	51%	unclear

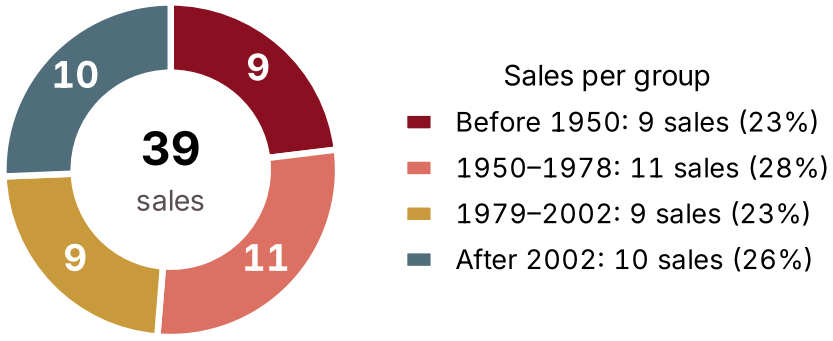
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.2.

© 2026 Alexander Tiffany Southwest, LLC

5. Quartiles by year built

Resale homes · 39 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.

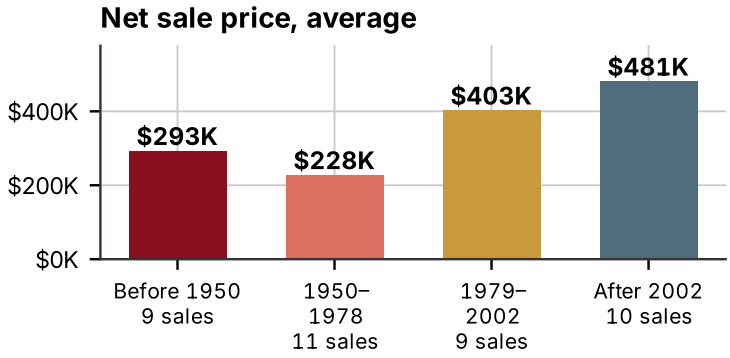
5.2 At a glance

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 1950	1950–1978	1979–2002	After 2002	Real difference?
Net sale price	$293K	$228K	$403K	$481K	unclear
Net price per SF	$167 per SF	$143 per SF	$194 per SF	$202 per SF	unclear
Living area	1,762 SF	1,700 SF	2,144 SF	2,233 SF	unclear
Days on market	108 days	120 days	80 days	65 days	unclear
Discount from original list	12.2%	17.0%	12.8%	14.0%	unclear
Price cut before sale	67%	55%	56%	40%	unclear
Seller paid closing costs or repairs	22%	36%	56%	60%	unclear
Has a view	56%	27%	78%	50%	unclear

© 2026 Alexander Tiffany Southwest, LLC

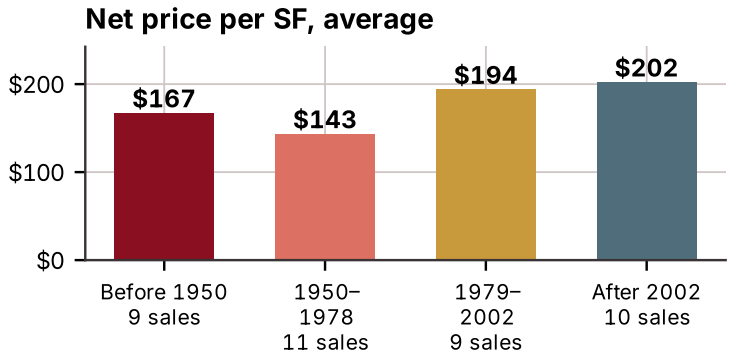
5.3 Net sale price: no clear difference



The average is **$481K** for homes built after 2002 and **$293K** for homes built before 1950. It does not move in a straight line; homes built after 2002 are highest. Defined in 8.1.1.

– No clear difference · could be chance

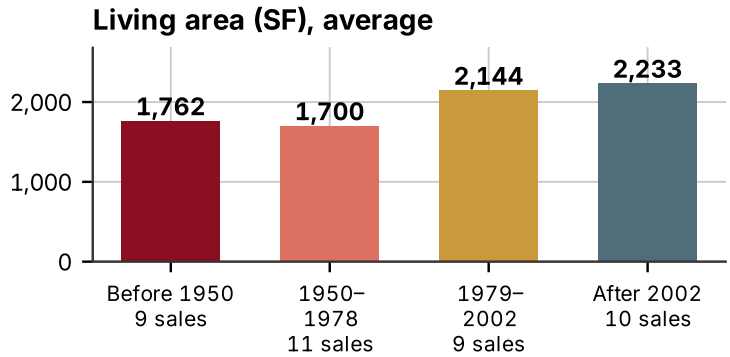
5.4 Net price per SF: no clear difference



The average is **$202 per SF** for homes built after 2002 and **$167 per SF** for homes built before 1950. It does not move in a straight line; homes built after 2002 are highest. Defined in 8.1.2.

– No clear difference · could be chance

5.5 Living area: no clear difference

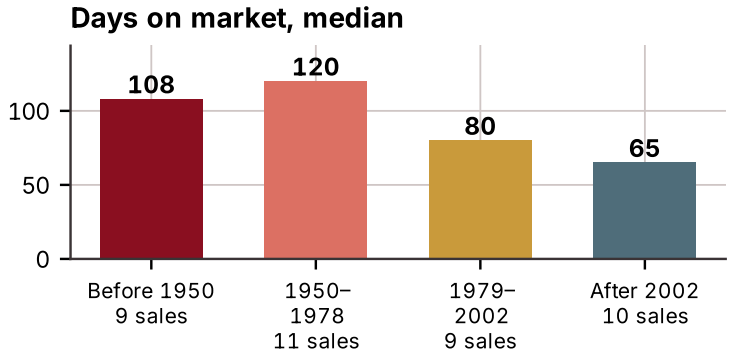


The average is **2,233 SF** for homes built after 2002 and **1,762 SF** for homes built before 1950. It does not move in a straight line; homes built after 2002 are highest. Defined in 8.1.3.

– No clear difference · could be chance

 © 2026 Alexander Tiffany Southwest, LLC

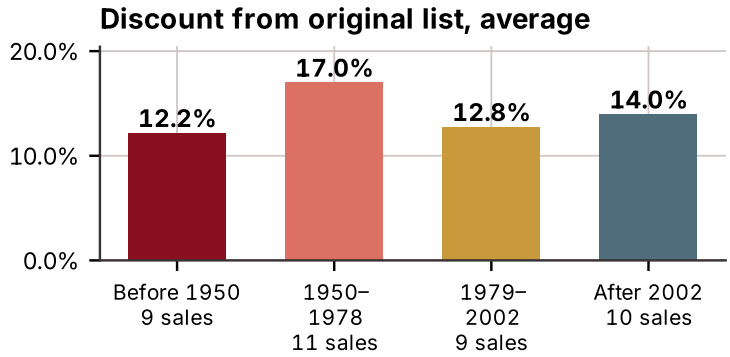
5.6 Days on market: no clear difference



The median is **65 days** for homes built after 2002 and **108 days** for homes built before 1950. It does not move in a straight line; homes built 1950–1978 are highest. Defined in 8.1.5.

– No clear difference · could be chance

5.7 Discount from original list: no clear difference

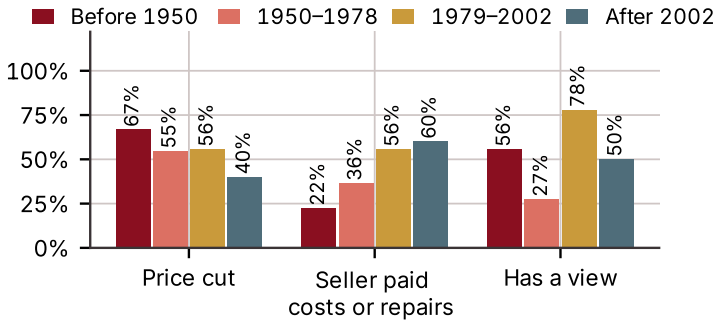


The average is **14.0%** for homes built after 2002 and **12.2%** for homes built before 1950. It does not move in a straight line; homes built 1950–1978 are highest. Defined in 8.1.6.

– 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.

- 40% of homes built after 2002 had a price cut before sale, against 67% of homes built before 1950. Defined in 8.1.7.
- 60% of homes built after 2002 had the seller pay closing costs or repairs, against 22% of homes built before 1950. Defined in 8.1.8.
- 50% of homes built after 2002 have a view, against 56% of homes built before 1950. 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 1950 9 sales	1950–1978 11 sales	1979–2002 9 sales	After 2002 10 sales	All 39 sales	Real difference?
Net sale price average	$293,222	$227,927	$402,713	$481,196	$348,271	unclear
Net price per SF average	$167	$143	$194	$202	$175	unclear
Living area average	1,762	1,700	2,144	2,233	1,953	unclear
Year built median	1915	1950	1990	2010	1978	by design

5.10 The numbers: selling

	Before 1950 9 sales	1950–1978 11 sales	1979–2002 9 sales	After 2002 10 sales	All 39 sales	Real difference?
Days on market median	108	120	80	65	95	unclear
Discount from original list average	12.2%	17.0%	12.8%	14.0%	14.1%	unclear
Price cut before sale	67%	55%	56%	40%	54%	unclear
Seller paid closing costs or repairs	22%	36%	56%	60%	44%	unclear
Has a view	56%	27%	78%	50%	51%	unclear

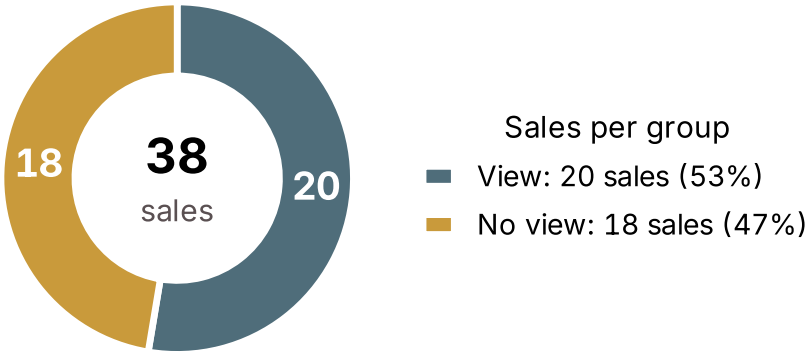
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.3.

© 2026 Alexander Tiffany Southwest, LLC

6. View and no view

Resale homes · 39 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.

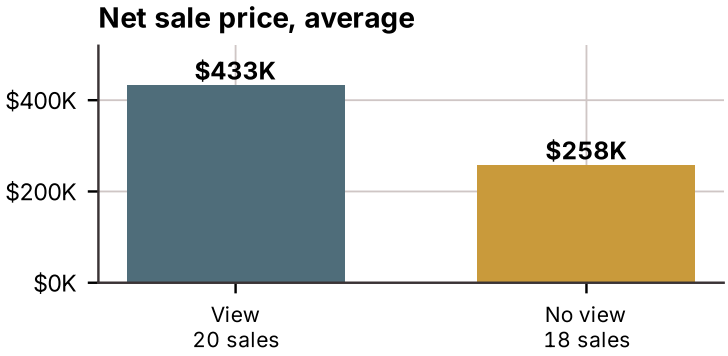
6.2 At a glance

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	$433K	$258K	unclear
Net price per SF	$195 per SF	$152 per SF	unclear
Living area	2,180 SF	1,736 SF	unclear
Year built	1985	1967	unclear
Days on market	98 days	84 days	unclear
Discount from original list	14.7%	13.8%	unclear
Price cut before sale	60%	44%	unclear
Seller paid closing costs or repairs	40%	44%	unclear

 © 2026 Alexander Tiffany Southwest, LLC

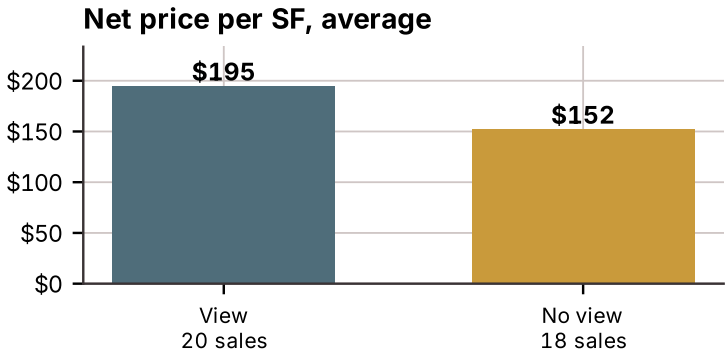
6.3 Net sale price: no clear difference



The average is **$433K** for homes with a view and **$258K** for homes without a view. Defined in 8.1.1.

– No clear difference · could be chance

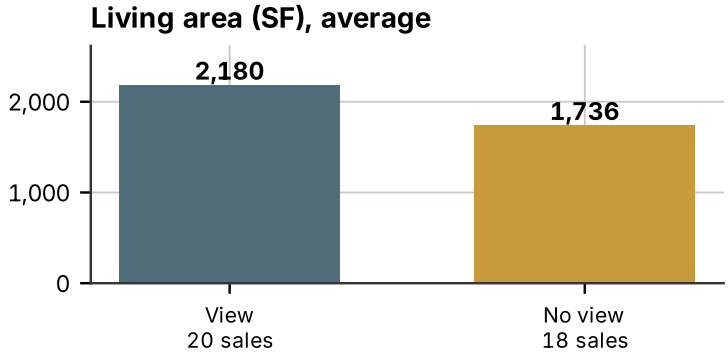
6.4 Net price per SF: no clear difference



The average is **$195 per SF** for homes with a view and **$152 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

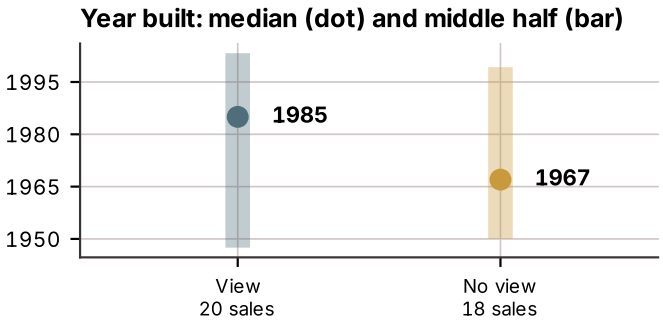


The average is **2,180 SF** for homes with a view and **1,736 SF** for homes without a view. Defined in 8.1.3.

– No clear difference · could be chance

 © 2026 Alexander Tiffany Southwest, LLC

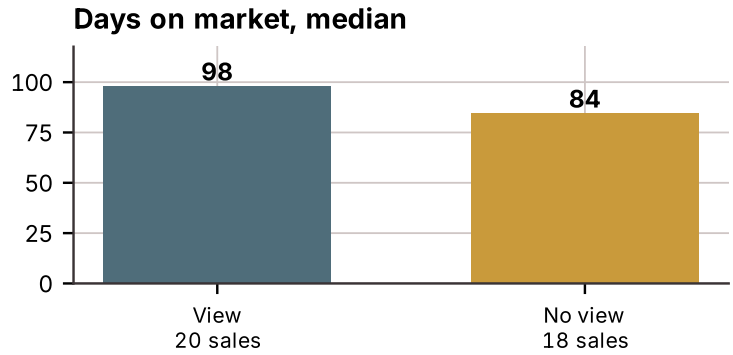
6.6 Year built: no clear difference



The median is **1985** for homes with a view and **1967** for homes without a view. Defined in 8.1.4.

– No clear difference · could be chance

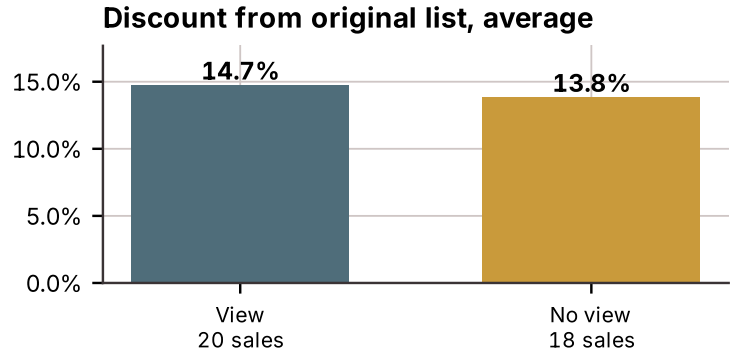
6.7 Days on market: no clear difference



The median is **98 days** for homes with a view and **84 days** for homes without a view. Defined in 8.1.5.

– No clear difference · could be chance

6.8 Discount from original list: no clear difference

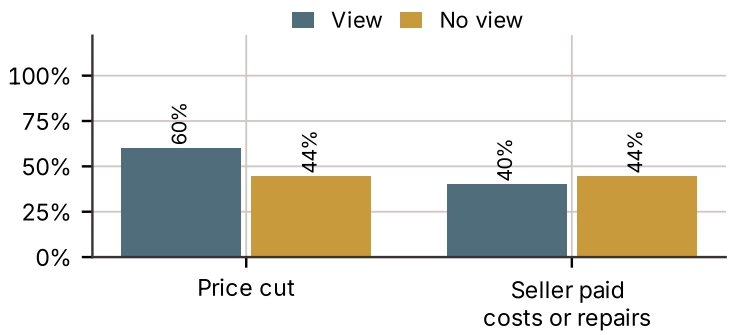


The average is **14.7%** for homes with a view and **13.8%** for homes without a view. Defined in 8.1.6.

– No clear difference · could be chance

 © 2026 Alexander Tiffany Southwest, LLC

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.

- 60% of homes with a view had a price cut before sale, against 44% of homes without a view. Defined in 8.1.7.
- 40% of homes with a view had the seller pay closing costs or repairs, against 44% 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 20 sales	No view 18 sales	All 38 sales	Real difference?
Net sale price average	$432,702	$257,752	$349,831	unclear
Net price per SF average	$195	$152	$174	unclear
Living area average	2,180	1,736	1,970	unclear
Year built median	1985	1967	1978	unclear

6.11 The numbers: selling

	View 20 sales	No view 18 sales	All 38 sales	Real difference?
Days on market median	98	84	95	unclear
Discount from original list average	14.7%	13.8%	14.3%	unclear
Price cut before sale	60%	44%	53%	unclear
Seller paid closing costs or repairs	40%	44%	42%	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 · 3 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: 3 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 La Grange.

Measure	Average	Median
Sales		3
Net sale price	**$765,813**	$460,000
Net price per SF	**$313**	$245
Living area (SF)	**2,327**	2,324
Days on market	**229**	220
Discount from original list	**13.3%**	10.7%
Price cut before sale		100% of sales
Seller paid closing costs or repairs		33% of sales
Year built		2023–2025

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 39 resale sales. Average $348,271; median $290,000; standard deviation $210,053; middle half (25th–75th percentile) $209,625–$387,254; lowest $80,000, highest $998,500. 17 sales had a seller payment; their median payment was $5,750.

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 39 resale sales. Average $175; median $179; standard deviation $56; middle half (25th–75th percentile) $133–$215; lowest $56, highest $334.

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 39 resale sales. Average 1,953; median 1,582; standard deviation 830; middle half (25th–75th percentile) 1,398–2,331; lowest 966, highest 4,137.

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 39 resale sales. Average 1968; median 1978; standard deviation 40; middle half (25th–75th percentile) 1950–2004; lowest 1875, highest 2022.

© 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 39 resale sales. Average 135; median 95; standard deviation 128; middle half (25th–75th percentile) 40–188; lowest 1, highest 555. 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 39 resale sales. Average 14.1%; median 10.0%; standard deviation 13.2%; middle half (25th–75th percentile) 6.5%–17.2%; lowest −2.8%, highest 54.3%. 1 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 21 of 39 resale sales (53.8%).

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_BuyersCIsgCostPdbySell + ACTRIS_RepairsAmount > 0. Reported as the share of sales (%).

The data 17 of 39 resale sales (43.6%).

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 20 sales with a view, 18 without, 1 unclassified. Most common View entries: Neighborhood 20, Trees/Woods 9, City 5, Pond 4, Water 3, Rural 3, Pasture 2, Lake 2.

 © 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 13:45 UTC), every field. Filter: StandardStatus = Closed, PropertyType = Residential, City = La Grange.

The data Pulled November 22, 2026: 45 closed La Grange records over the prior year. ZIP codes: 2, the most sales in 78945, 78960.

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

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

The data 42 single-family sales in the window: 39 resale, 3 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 39 resale; 3 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 3 sale(s) other than single-family homes (condo, townhome and similar)

© 2026 Alexander Tiffany Southwest, LLC

8.2.5 Quartiles and groups

In simple terms Sales lined up from lowest to highest and cut into four groups of about equal size. Each group is named by its range, for example “Under $210K”.

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 $210K: $80,000–$209,250 (10 sales); $210K–$290K: $210,000–$290,000 (10 sales); $305K–$385K: $305,000–$384,509 (9 sales); Over $385K: $390,000–$998,500 (10 sales)
Quartiles by living area: Under 1,399 SF: 966–1,398 SF (10 sales); 1,399–1,582 SF: 1,399–1,582 SF (10 sales); 1,590–2,216 SF: 1,590–2,216 SF (9 sales); Over 2,216 SF: 2,446–4,137 SF (10 sales)
Quartiles by year built: Before 1950: 1875–1945 (9 sales); 1950–1978: 1950–1978 (11 sales); 1979–2002: 1979–2002 (9 sales); After 2002: 2005–2022 (10 sales)
View and no view: View: MLS lists a view (20 sales); No view: None or Neighborhood (18 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 $348,271, median $290,000. Days on market: average 135, median 95: the average is pulled up by a few long listings.

8.2.7 Kruskal–Wallis test

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

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

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

8.2.8 Mann–Whitney U test

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

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

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

8.2.9 Chi-square test

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

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

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

 © 2026 Alexander Tiffany Southwest, LLC

8.2.10 Real difference (significance)

In simple terms	"Real difference" means a gap this large would be very unlikely if the groups were really alike. Because many measures are checked in each slice, the bar is set higher than usual.
Statistically	Significant when $p < 0.05 \div m$, where m is the number of measures tested in that slice (Bonferroni; Dunn, 1961). The slicing variable itself differs by design and is not tested.
The data	Quartiles by net sale price: m = 8, threshold $p < 0.0063$; Quartiles by living area: m = 8, threshold $p < 0.0063$; Quartiles by year built: m = 8, threshold $p < 0.0063$; View and no view: m = 8, threshold $p < 0.0063$

8.2.11 Size of a difference

In simple terms	A difference can be real but small. The size word (small, medium, large) says how much the groups pull apart.
Statistically	ε^2 for Kruskal–Wallis, rank-biserial r for Mann–Whitney, Cramér's V for chi-square, with the thresholds above; below the small threshold the size is "negligible".
The data	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.

© 2026 Alexander Tiffany Southwest, LLC

8.3.1 Quartiles by net sale price

Measure	Test	Statistic	df	p-value	Threshold	Real difference?	Effect size	Size
Net price per SF	Kruskal–Wallis	H = 16.44	3	0.0009	p < 0.0063	**Yes**	$\varepsilon^2 = 0.433$	large
Living area	Kruskal–Wallis	H = 19.59	3	0.0002	p < 0.0063	**Yes**	$\varepsilon^2 = 0.516$	large
Year built	Kruskal–Wallis	H = 14.41	3	0.0024	p < 0.0063	**Yes**	$\varepsilon^2 = 0.379$	large
Days on market	Kruskal–Wallis	H = 1.99	3	0.5746	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.052$	small
Discount from original list	Kruskal–Wallis	H = 3.68	3	0.2983	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.097$	medium
Price cut before sale	Chi-square	$\chi^2 = 4.40$	3	0.2218	p < 0.0063	**Unclear**	Cramér's V = 0.336	medium
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 3.12$	3	0.3733	p < 0.0063	**Unclear**	Cramér's V = 0.283	small
Has a view	Chi-square	$\chi^2 = 5.69$	3	0.1277	p < 0.0063	**Unclear**	Cramér's V = 0.382	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 = 21.78	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.573$	large
Net price per SF	Kruskal–Wallis	H = 4.69	3	0.1956	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.124$	medium
Year built	Kruskal–Wallis	H = 7.29	3	0.0631	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.192$	large
Days on market	Kruskal–Wallis	H = 3.11	3	0.3757	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.082$	medium
Discount from original list	Kruskal–Wallis	H = 3.49	3	0.3219	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.092$	medium
Price cut before sale	Chi-square	$\chi^2 = 6.41$	3	0.0934	p < 0.0063	**Unclear**	Cramér's V = 0.405	medium
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 1.59$	3	0.6628	p < 0.0063	**Unclear**	Cramér's V = 0.202	small
Has a view	Chi-square	$\chi^2 = 4.49$	3	0.2133	p < 0.0063	**Unclear**	Cramér's V = 0.339	medium

© 2026 Alexander Tiffany Southwest, LLC

8.3.3 Quartiles by year built

Measure	Test	Statistic	df	p-value	Threshold	Real difference?	Effect size	Size
Net sale price	Kruskal–Wallis	H = 9.24	3	0.0262	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.243$	large
Net price per SF	Kruskal–Wallis	H = 7.41	3	0.0600	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.195$	large
Living area	Kruskal–Wallis	H = 1.90	3	0.5930	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.050$	small
Days on market	Kruskal–Wallis	H = 1.38	3	0.7108	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.036$	small
Discount from original list	Kruskal–Wallis	H = 0.68	3	0.8770	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.018$	small
Price cut before sale	Chi-square	$\chi^2 = 1.38$	3	0.7104	p < 0.0063	**Unclear**	Cramér's V = 0.188	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 3.52$	3	0.3177	p < 0.0063	**Unclear**	Cramér's V = 0.301	medium
Has a view	Chi-square	$\chi^2 = 5.14$	3	0.1619	p < 0.0063	**Unclear**	Cramér's V = 0.363	medium

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 = 265.00	—	0.0135	p < 0.0063	**Unclear**	rank-biserial r = 0.472	medium
Net price per SF	Mann–Whitney U	U = 257.00	—	0.0253	p < 0.0063	**Unclear**	rank-biserial r = 0.428	medium
Living area	Mann–Whitney U	U = 220.00	—	0.2482	p < 0.0063	**Unclear**	rank-biserial r = 0.222	small
Year built	Mann–Whitney U	U = 198.00	—	0.6077	p < 0.0063	**Unclear**	rank-biserial r = 0.100	small
Days on market	Mann–Whitney U	U = 219.50	—	0.2541	p < 0.0063	**Unclear**	rank-biserial r = 0.219	small
Discount from original list	Mann–Whitney U	U = 191.00	—	0.7589	p < 0.0063	**Unclear**	rank-biserial r = 0.061	negligible
Price cut before sale	Chi-square	$\chi^2 = 0.92$	1	0.3376	p < 0.0063	**Unclear**	Cramér's V = 0.156	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 0.08$	1	0.7817	p < 0.0063	**Unclear**	Cramér's V = 0.045	negligible

© 2026 Alexander Tiffany Southwest, LLC

8.4 Data notes

Left out of the analysis: 3 new-construction sales (basic statistics only, section 7); 3 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 39 closed MLS resale sales; the 3 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