Fayette County

Texas

Resale homes · closed Nov 23 – Nov 22, 2026

Prepared for Buyers, sellers and agents

Prepared by ALEX Intelligence for ALEX Real Estate

Market Study · Resale Analysis

Version 2.4

November 23, 2026 · 7:09 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
61	**$290,000**	**$169**	**101 days**
single-family resale homes	average $355,358	average $171	average 154 days

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1. Summary

Resale homes · 61 sales · November 23, 2025 – November 22, 2026

This study looks at the **61 resale homes** sold in Fayette County in the **365 days** to November 22, 2026. A full year is used because only 36 resale homes sold in the last 180 days. New construction is left out and shown on its own in section 7. The homes are compared four ways: **by price**, **by living area**, **by year built** and **with or without a view**. The first three are split into four equal groups (quartiles), each named by its range.

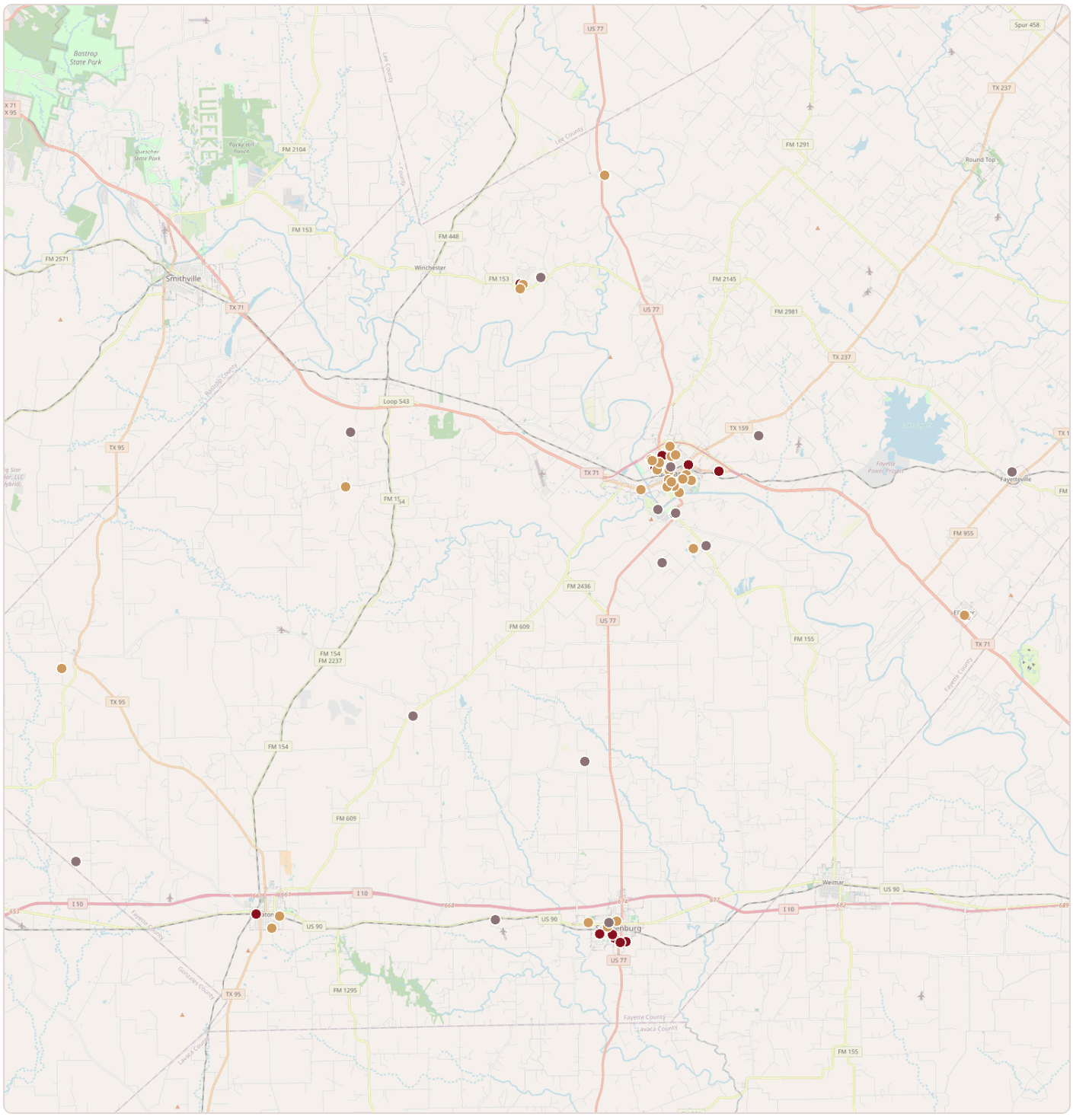
Each comparison has its own section (3–6) with everything about it in one place: the key differences, a table of every measure at a glance, the charts and the numbers.

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2. Where the resale homes sold

61 resale homes · colored by price range

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



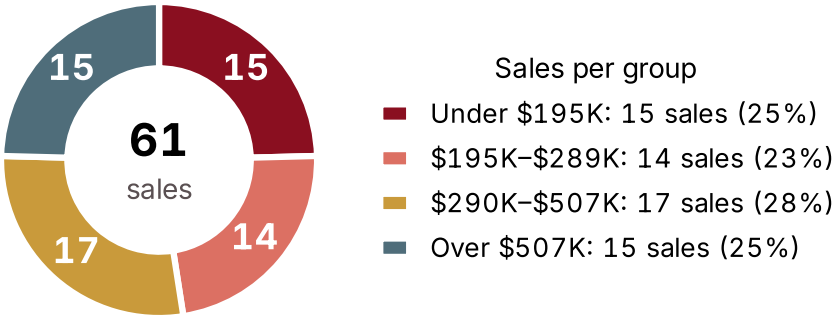
● Under $195K · 15 sales ● $195K–$289K · 14 sales ● $290K–$507K · 17 sales ● Over $507K · 15 sales

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3. Quartiles by net sale price

Resale homes · 61 sales · November 23, 2025 – 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

- 87% of homes over $507K have a view, against 20% of homes under $195K.
- Homes over $507K sell for about $112 per SF (95%) more than homes under $195K.
- Homes over $507K are about 1,330 SF (84%) larger than homes under $195K.
- Homes over $507K are about 42 years newer than homes under $195K.

3.1 Key differences

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

Under $195K $195K–$289K $290K–$507K Over $507K

Higher-priced homes Over $507K

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

Lower-priced homes Under $195K

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

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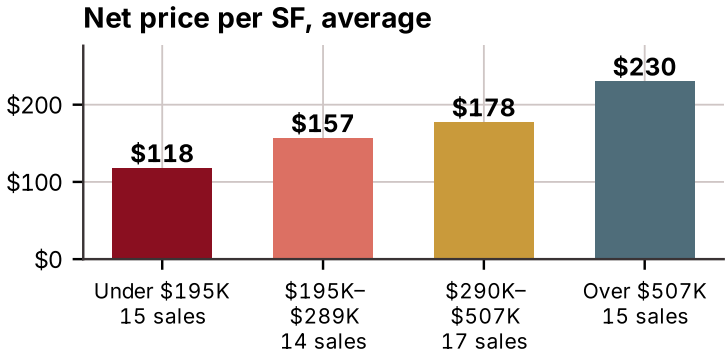
3.2 At a glance

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 $195K	$195K–$289K	$290K–$507K	Over $507K	Real difference?
Net price per SF	$118 per SF **Lowest**	$157 per SF	$178 per SF	$230 per SF **Highest**	✓ large
Living area	1,585 SF	1,577 SF **Smallest**	2,199 SF	2,919 SF **Largest**	✓ large
Year built	1960	1948 **Oldest**	1990	2002 **Newest**	✓ large
Days on market	131 days	78 days	95 days	76 days	unclear
Discount from original list	23.4%	11.7%	11.8%	13.4%	unclear
Price cut before sale	67%	50%	47%	80%	unclear
Seller paid closing costs or repairs	27%	36%	53%	40%	unclear
Has a view	20% **Fewest**	21%	59%	87% **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 $507K sell for about $112 per SF (95%) more than homes under $195K

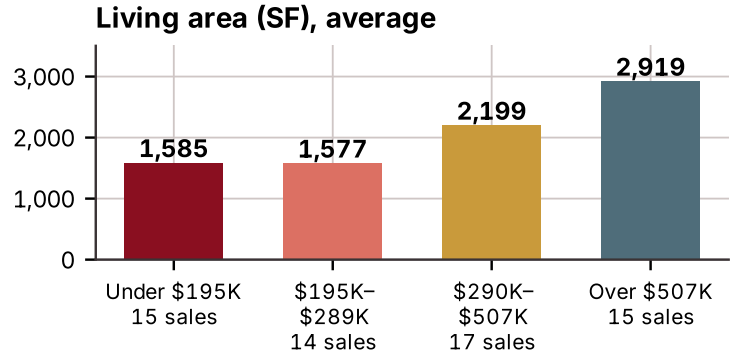


The average is **$230 per SF** for homes over $507K and **$118 per SF** for homes under $195K. It rises step by step from the lowest range to the highest. Defined in 8.1.2.

✓ **Real difference** · large

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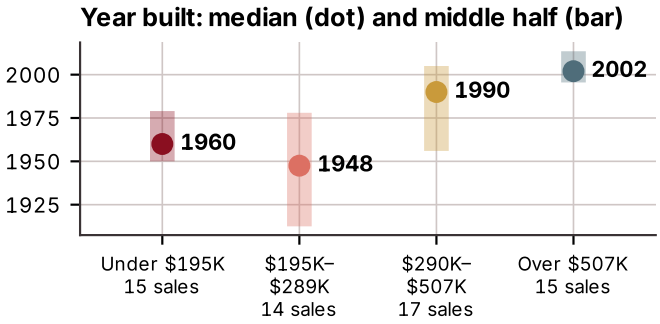
3.4 Homes over $507K are about 1,330 SF (84%) larger than homes under $195K



The average is **2,919 SF** for homes over $507K and **1,585 SF** for homes under $195K. It does not move in a straight line; homes over $507K are highest. Defined in 8.1.3.

✓ **Real difference** · large

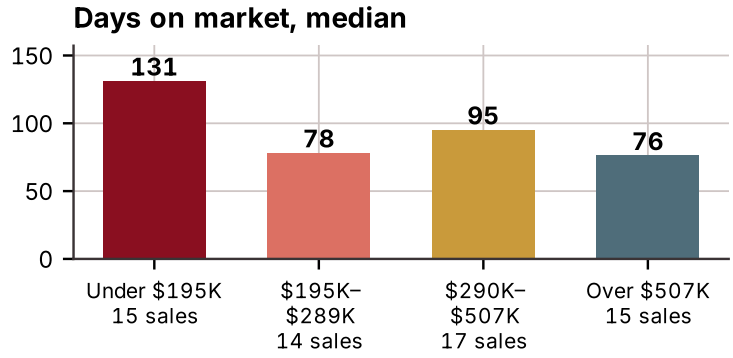
3.5 Homes over $507K are about 42 years newer than homes under $195K



The median is **2002** for homes over $507K and **1960** for homes under $195K. It does not move in a straight line; homes over $507K are highest. Defined in 8.1.4.

✓ **Real difference** · large

3.6 Days on market: no clear difference

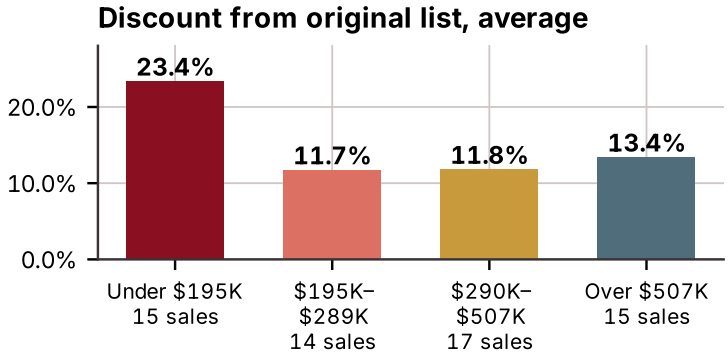


The median is **76 days** for homes over $507K and **131 days** for homes under $195K. It does not move in a straight line; homes under $195K are highest. Defined in 8.1.5.

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

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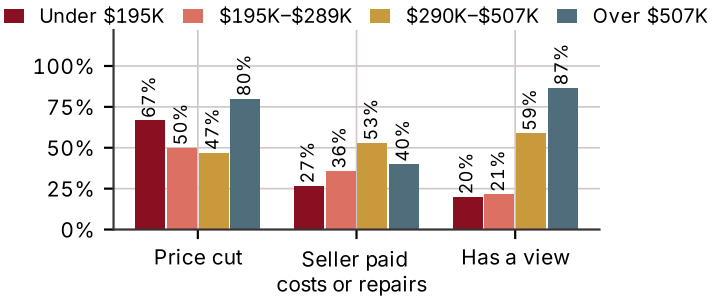
3.7 Discount from original list: no clear difference



The average is **13.4%** for homes over $507K and **23.4%** for homes under $195K. It does not move in a straight line; homes under $195K 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.

- 80% of homes over $507K had a price cut before sale, against 67% of homes under $195K. Defined in 8.1.7.
- 40% of homes over $507K had the seller pay closing costs or repairs, against 27% of homes under $195K. Defined in 8.1.8.
- 87% of homes over $507K have a view, against 20% of homes under $195K. 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 $195K 15 sales	$195K– $289K 14 sales	$290K– $507K 17 sales	Over $507K 15 sales	All 61 sales	Real difference?
Net sale price average	$165,480	$241,625	$352,756	$654,334	$355,358	by design
Net price per SF average	$118	$157	$178	$230	$171	✓ large
Living area average	1,585	1,577	2,199	2,919	2,082	✓ large
Year built median	1960	1948	1990	2002	1978	✓ large

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3.10 The numbers: selling

	Under $195K 15 sales	$195K–$289K 14 sales	$290K–$507K 17 sales	Over $507K 15 sales	All 61 sales	Real difference?
Days on market median	131	78	95	76	101	unclear
Discount from original list average	23.4%	11.7%	11.8%	13.4%	15.0%	unclear
Price cut before sale	67%	50%	47%	80%	61%	unclear
Seller paid closing costs or repairs	27%	36%	53%	40%	39%	unclear
Has a view	20%	21%	59%	87%	48%	✓ large

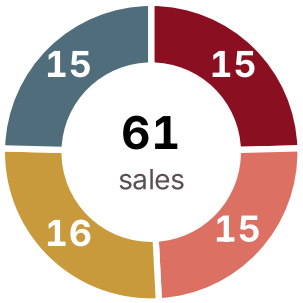
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.1.

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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 1,432 SF: 15 sales (25%)
- 1,432–1,748 SF: 15 sales (25%)
- 1,764–2,464 SF: 16 sales (26%)
- Over 2,464 SF: 15 sales (25%)

Bottom line

- Homes over 2,464 SF sell for about $343K (162%) more than homes under 1,432 SF.

4.1 Key differences

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

Under 1,432 SF · 1,432–1,748 SF · 1,764–2,464 SF · Over 2,464 SF

Larger homes Over 2,464 SF

- Sell for much more.

Smaller homes Under 1,432 SF

- Sell for much less.

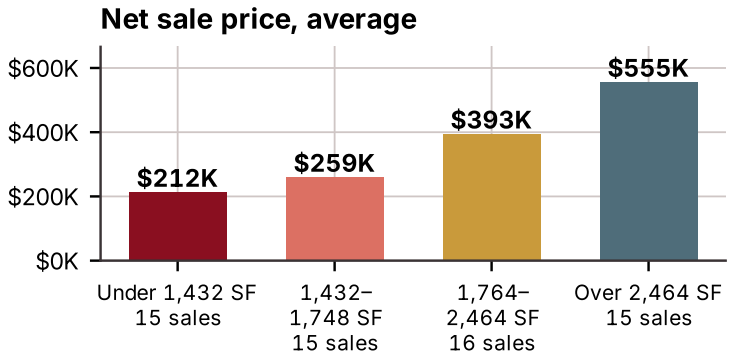
4.2 At a glance

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 1,432 SF	1,432–1,748 SF	1,764–2,464 SF	Over 2,464 SF	Real difference?
Net sale price	$212K Lowest	$259K	$393K	$555K Highest	✓ large
Net price per SF	$172 per SF	$164 per SF	$177 per SF	$171 per SF	unclear
Year built	1960	1965	1986	1997	unclear
Days on market	95 days	74 days	139 days	104 days	unclear
Discount from original list	13.4%	11.4%	16.7%	18.5%	unclear
Price cut before sale	53%	40%	62%	87%	unclear
Seller paid closing costs or repairs	47%	33%	44%	33%	unclear
Has a view	33%	40%	50%	67%	unclear

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4.3 Homes over 2,464 SF sell for about $343K (162%) more than homes under 1,432 SF

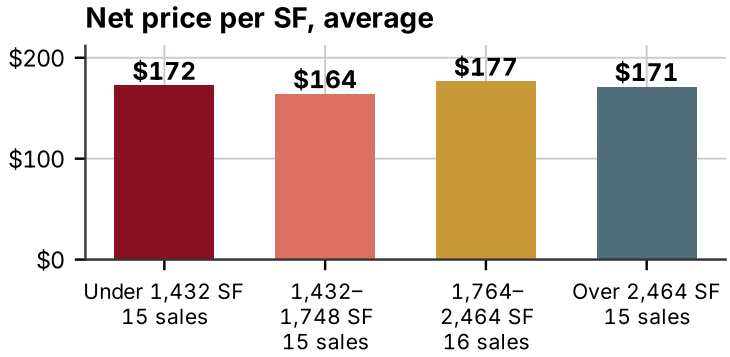


The average is **$555K** for homes over 2,464 SF and **$212K** for homes under 1,432 SF. It rises step by step from the lowest range to the highest.

Defined in 8.1.1.

✓ **Real difference** · large

4.4 Net price per SF: no clear difference

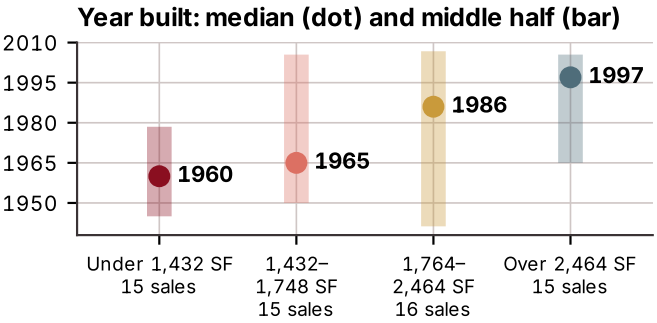


The average is **$171 per SF** for homes over 2,464 SF and **$172 per SF** for homes under 1,432 SF. It does not move in a straight line; homes 1,764–2,464 SF are highest.

Defined in 8.1.2.

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

4.5 Year built: no clear difference



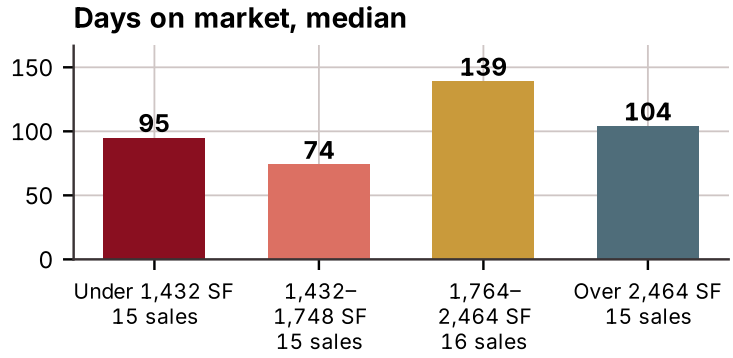
The median is **1997** for homes over 2,464 SF and **1960** for homes under 1,432 SF. It rises step by step from the lowest range to the highest.

Defined in 8.1.4.

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

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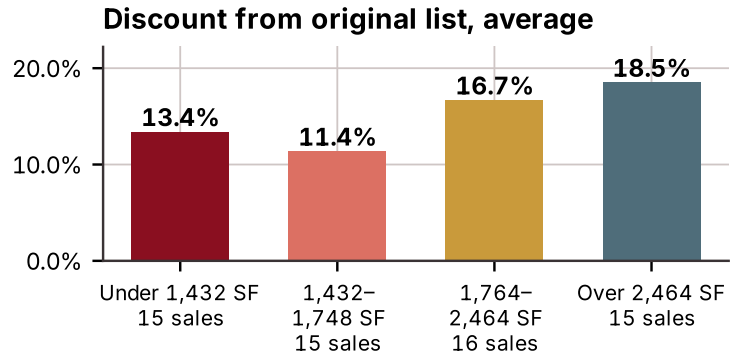
4.6 Days on market: no clear difference



The median is **104 days** for homes over 2,464 SF and **95 days** for homes under 1,432 SF. It does not move in a straight line; homes 1,764–2,464 SF are highest. Defined in 8.1.5.

– No clear difference · could be chance

4.7 Discount from original list: no clear difference

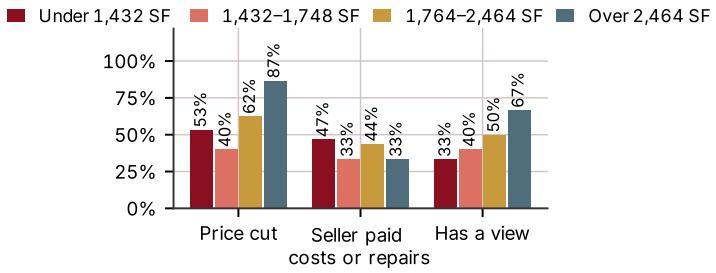


The average is **18.5%** for homes over 2,464 SF and **13.4%** for homes under 1,432 SF. It does not move in a straight line; homes over 2,464 SF are highest. Defined in 8.1.6.

– No clear difference · could be chance

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



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

- 87% of homes over 2,464 SF had a price cut before sale, against 53% of homes under 1,432 SF. Defined in 8.1.7.
- 33% of homes over 2,464 SF had the seller pay closing costs or repairs, against 47% of homes under 1,432 SF. Defined in 8.1.8.
- 67% of homes over 2,464 SF have a view, against 33% of homes under 1,432 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 1,432 SF 15 sales	1,432–1,748 SF 15 sales	1,764–2,464 SF 16 sales	Over 2,464 SF 15 sales	All 61 sales	Real difference?
Net sale price average	$211,880	$258,723	$393,430	$554,860	$355,358	✓ large
Net price per SF average	$172	$164	$177	$171	$171	unclear
Living area average	1,226	1,572	2,191	3,334	2,082	by design
Year built median	1960	1965	1986	1997	1978	unclear

4.10 The numbers: selling

	Under 1,432 SF 15 sales	1,432–1,748 SF 15 sales	1,764–2,464 SF 16 sales	Over 2,464 SF 15 sales	All 61 sales	Real difference?
Days on market median	95	74	139	104	101	unclear
Discount from original list average	13.4%	11.4%	16.7%	18.5%	15.0%	unclear
Price cut before sale	53%	40%	62%	87%	61%	unclear
Seller paid closing costs or repairs	47%	33%	44%	33%	39%	unclear
Has a view	33%	40%	50%	67%	48%	unclear

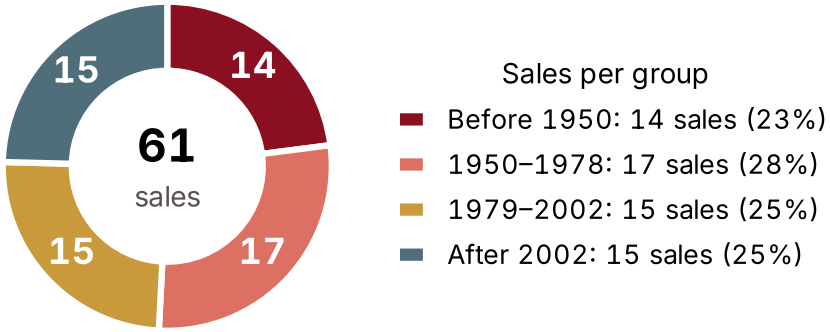
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.2.

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5. Quartiles by year built

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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

- Homes built after 2002 sell for about $167K (52%) more than homes built before 1950.

5.1 Key differences

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

Before 1950 1950–1978 1979–2002 After 2002

Newer homes After 2002

- Sell for much more.

Older homes Before 1950

- Sell for much less.

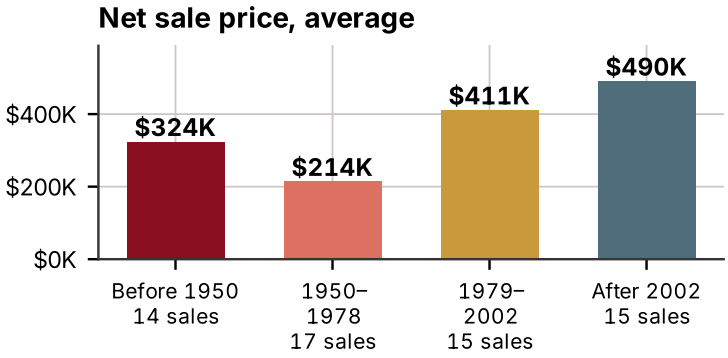
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5.2 At a glance

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	$324K	$214K Lowest	$411K	$490K Highest	✓ large
Net price per SF	$157 per SF	$141 per SF	$182 per SF	$207 per SF	unclear
Living area	2,135 SF	1,614 SF	2,373 SF	2,273 SF	unclear
Days on market	122 days	131 days	80 days	60 days	unclear
Discount from original list	15.3%	16.3%	15.1%	13.1%	unclear
Price cut before sale	79%	59%	67%	40%	unclear
Seller paid closing costs or repairs	29%	29%	40%	60%	unclear
Has a view	43%	18%	73%	60%	unclear

5.3 Homes built after 2002 sell for about $167K (52%) more than homes built before 1950

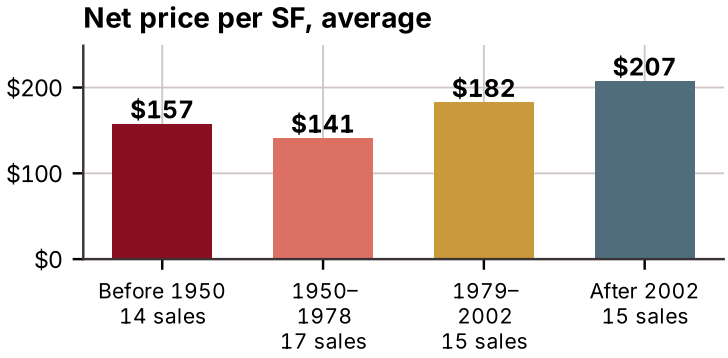


The average is **$490K** for homes built after 2002 and **$324K** for homes built before 1950. It does not move in a straight line; homes built after 2002 are highest. Defined in 8.1.1.

✓ **Real difference** · large

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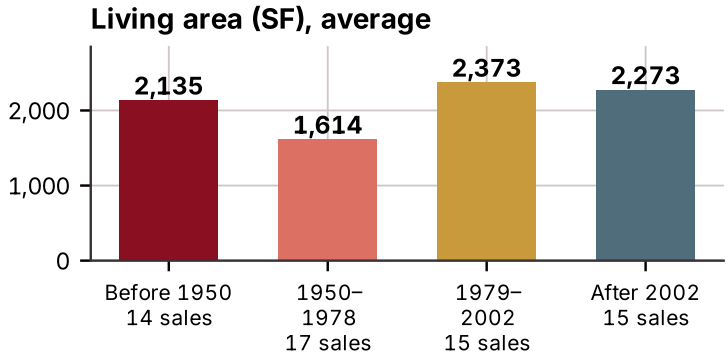
5.4 Net price per SF: no clear difference



The average is **$207 per SF** for homes built after 2002 and **$157 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

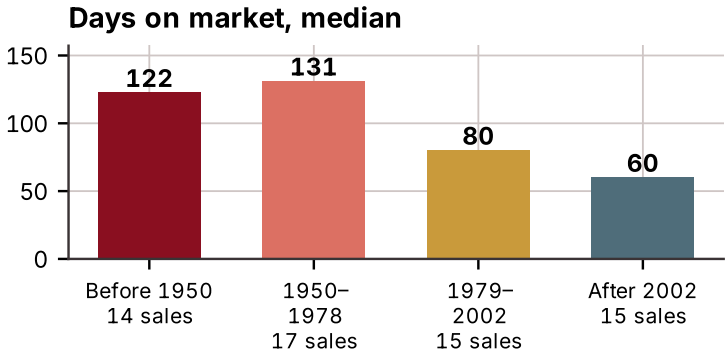
5.5 Living area: no clear difference



The average is **2,273 SF** for homes built after 2002 and **2,135 SF** for homes built before 1950. It does not move in a straight line; homes built 1979–2002 are highest. Defined in 8.1.3.

– No clear difference · could be chance

5.6 Days on market: no clear difference

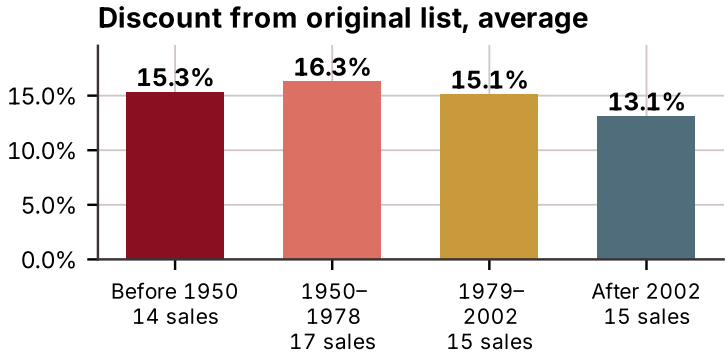


The median is **60 days** for homes built after 2002 and **122 days** for homes built before 1950. It does not move in a straight line; homes built 1950–1978 are highest. Defined in 8.1.5.

– No clear difference · could be chance

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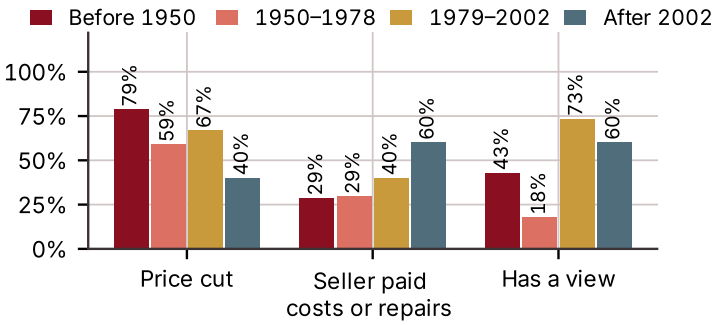
5.7 Discount from original list: no clear difference



The average is **13.1%** for homes built after 2002 and **15.3%** 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

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 79% 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 29% of homes built before 1950. Defined in 8.1.8.
- 60% of homes built after 2002 have a view, against 43% 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 14 sales	1950–1978 17 sales	1979–2002 15 sales	After 2002 15 sales	All 61 sales	Real difference?
Net sale price average	$323,571	$213,615	$410,694	$490,330	$355,358	✓ large
Net price per SF average	$157	$141	$182	$207	$171	unclear
Living area average	2,135	1,614	2,373	2,273	2,082	unclear
Year built median	1916	1956	1994	2011	1978	by design

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5.10 The numbers: selling

	Before 1950 14 sales	1950–1978 17 sales	1979–2002 15 sales	After 2002 15 sales	All 61 sales	Real difference?
Days on market median	122	131	80	60	101	unclear
Discount from original list average	15.3%	16.3%	15.1%	13.1%	15.0%	unclear
Price cut before sale	79%	59%	67%	40%	61%	unclear
Seller paid closing costs or repairs	29%	29%	40%	60%	39%	unclear
Has a view	43%	18%	73%	60%	48%	unclear

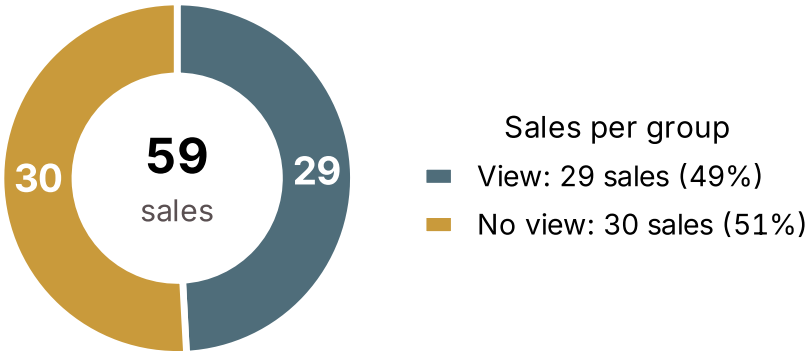
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.3.

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6. View and no view

Resale homes · 61 sales · November 23, 2025 – 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. 2 sales whose MLS view entry is only “See Remarks” are left out.



Bottom line

- Homes with a view sell for about $214K (84%) more than homes without a view.
- Homes with a view sell for about $59 per SF (42%) more 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.

Homes without a view no view listed

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

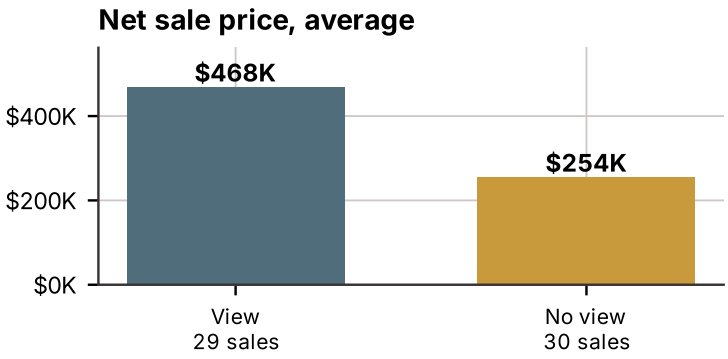
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6.2 At a glance

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	$468K **Highest**	$254K **Lowest**	✓ large
Net price per SF	$201 per SF **Highest**	$142 per SF **Lowest**	✓ large
Living area	2,342 SF	1,888 SF	unclear
Year built	1996	1960	unclear
Days on market	101 days	100 days	unclear
Discount from original list	14.0%	16.5%	unclear
Price cut before sale	62%	60%	unclear
Seller paid closing costs or repairs	41%	37%	unclear

6.3 Homes with a view sell for about $214K (84%) more than homes without a view

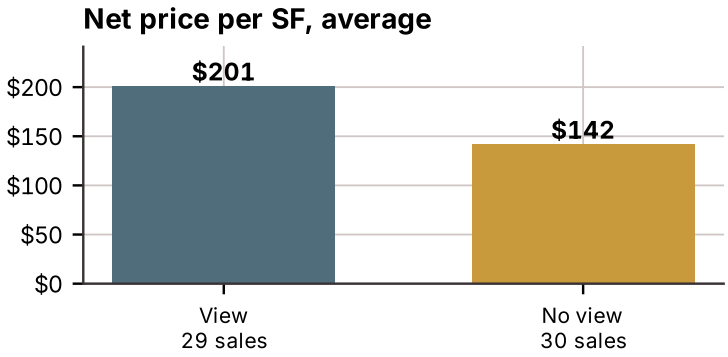


The average is **$468K** for homes with a view and **$254K** for homes without a view. Defined in 8.1.1.

✓ **Real difference** · large

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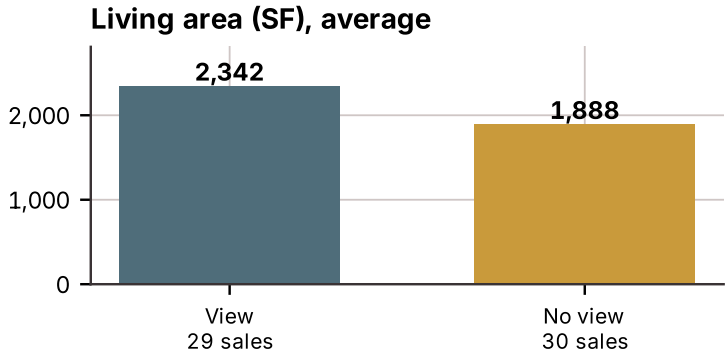
6.4 Homes with a view sell for about $59 per SF (42%) more than homes without a view



The average is **$201 per SF** for homes with a view and **$142 per SF** for homes without a view. Defined in 8.1.2.

✓ **Real difference** · large

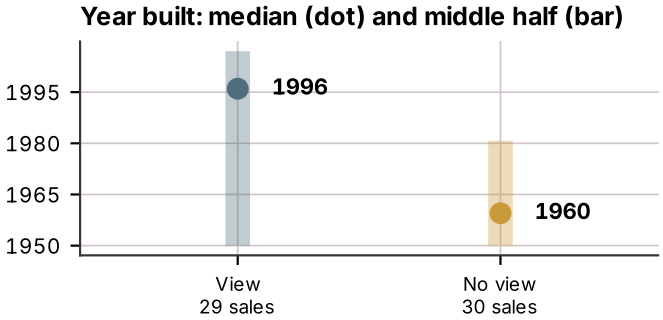
6.5 Living area: no clear difference



The average is **2,342 SF** for homes with a view and **1,888 SF** for homes without a view. Defined in 8.1.3.

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

6.6 Year built: no clear difference

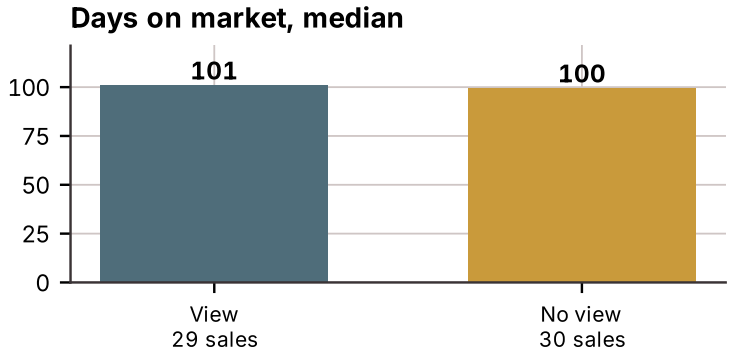


The median is **1996** for homes with a view and **1960** for homes without a view. Defined in 8.1.4.

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

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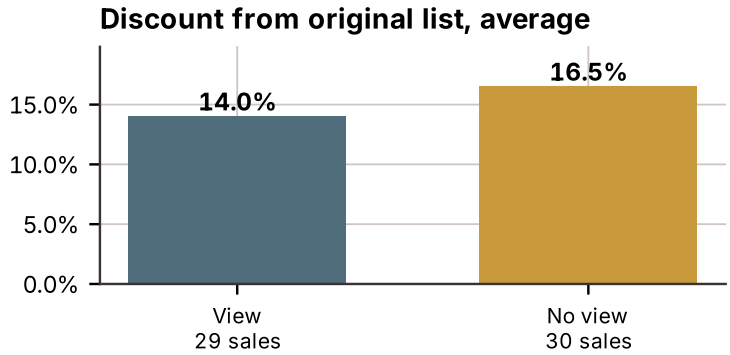
6.7 Days on market: no clear difference



The median is **101 days** for homes with a view and **100 days** for homes without a view. Defined in 8.1.5.

– No clear difference · could be chance

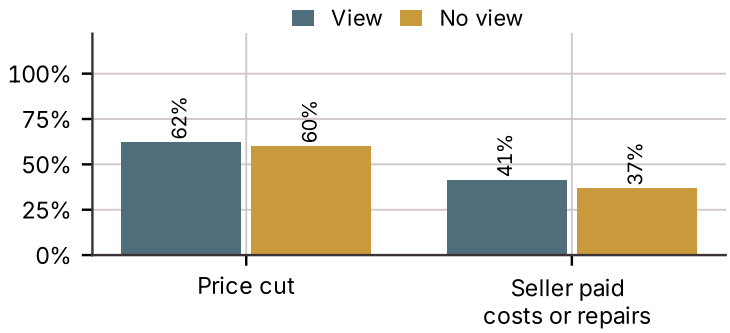
6.8 Discount from original list: no clear difference



The average is **14.0%** for homes with a view and **16.5%** 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.

- 62% of homes with a view had a price cut before sale, against 60% of homes without a view. Defined in 8.1.7.
- 41% of homes with a view had the seller pay closing costs or repairs, against 37% 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 29 sales	No view 30 sales	All 59 sales	Real difference?
Net sale price average	$468,312	$254,493	$359,590	✓ large
Net price per SF average	$201	$142	$171	✓ large
Living area average	2,342	1,888	2,111	unclear
Year built median	1996	1960	1979	unclear

6.11 The numbers: selling

	View 29 sales	No view 30 sales	All 59 sales	Real difference?
Days on market median	101	100	101	unclear
Discount from original list average	14.0%	16.5%	15.3%	unclear
Price cut before sale	62%	60%	61%	unclear
Seller paid closing costs or repairs	41%	37%	39%	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 · 4 sales · November 23, 2025 – November 22, 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: 4 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 Fayette County.

Measure	Average	Median
Sales		4
Net sale price	**$720,360**	$522,000
Net price per SF	**$296**	$245
Living area (SF)	**2,343**	2,357
Days on market	**218**	202
Discount from original list	**14.1%**	13.6%
Price cut before sale		100% of sales
Seller paid closing costs or repairs		50% 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”.

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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 61 resale sales. Average $355,358; median $290,000; standard deviation $199,680; middle half (25th–75th percentile) $195,000–$507,000; lowest $80,000, highest $998,500. 24 sales had a seller payment; their median payment was $7,250.

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 61 resale sales. Average $171; median $169; standard deviation $60; middle half (25th–75th percentile) $133–$213; 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 61 resale sales. Average 2,082; median 1,764; standard deviation 857; middle half (25th–75th percentile) 1,432–2,464; lowest 966, highest 4,380.

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 61 resale sales. Average 1967; median 1978; standard deviation 44; middle half (25th–75th percentile) 1950–2002; lowest 1800, highest 2024.

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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 61 resale sales. Average 154; median 101; standard deviation 156; middle half (25th–75th percentile) 45–194; lowest 0, highest 702. 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 61 resale sales. Average 15.0%; median 11.2%; standard deviation 12.0%; middle half (25th–75th percentile) 7.8%–16.5%; 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 37 of 61 resale sales (60.7%).

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 24 of 61 resale sales (39.3%).

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 29 sales with a view, 30 without, 2 unclassified. Most common View entries: Neighborhood 24, Trees/Woods 13, None 11, Rural 7, Pasture 6, City 5, Panoramic 4, Pond 4.

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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 13:00 UTC), every field. Filter: StandardStatus = Closed, PropertyType = Residential, CountyOrParish = Fayette.

The data Pulled November 23, 2026: 71 closed Fayette County records over the prior year. Cities: La Grange (45); Schulenburg (12); Flatonia (5); Ellinger (2); Waelder (2); Muldoon (2); and 2 more. ZIP codes: 9, the most sales in 78945, 78956, 78941, 78938, 78959, 78949.

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

Statistically CloseDate from November 23, 2025 to November 22, 2026 inclusive.

The data 65 single-family sales in the window: 61 resale, 4 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 61 resale; 4 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)

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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 $195K”.

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 $195K: $80,000–$194,150 (15 sales); $195K–$289K: $195,000–$289,000 (14 sales); $290K–$507K: $290,000–$507,000 (17 sales); Over $507K: $535,000–$998,500 (15 sales)
Quartiles by living area: Under 1,432 SF: 966–1,399 SF (15 sales); 1,432–1,748 SF: 1,432–1,748 SF (15 sales); 1,764–2,464 SF: 1,764–2,464 SF (16 sales); Over 2,464 SF: 2,582–4,380 SF (15 sales)
Quartiles by year built: Before 1950: 1800–1945 (14 sales); 1950–1978: 1950–1978 (17 sales); 1979–2002: 1979–2002 (15 sales); After 2002: 2004–2024 (15 sales)
View and no view: View: MLS lists a view (29 sales); No view: None or Neighborhood (30 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 $355,358, median $290,000. Days on market: average 154, median 101: 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 8 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 = 28.09	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.468$	large
Living area	Kruskal–Wallis	H = 27.59	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.460$	large
Year built	Kruskal–Wallis	H = 13.41	3	0.0038	p < 0.0063	**Yes**	$\varepsilon^2 = 0.223$	large
Days on market	Kruskal–Wallis	H = 1.73	3	0.6309	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.029$	small
Discount from original list	Kruskal–Wallis	H = 5.57	3	0.1348	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.093$	medium
Price cut before sale	Chi-square	$\chi^2 = 4.56$	3	0.2068	p < 0.0063	**Unclear**	Cramér's V = 0.273	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 2.41$	3	0.4923	p < 0.0063	**Unclear**	Cramér's V = 0.199	small
Has a view	Chi-square	$\chi^2 = 18.46$	3	0.0004	p < 0.0063	**Yes**	Cramér's V = 0.550	large

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 = 23.46	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.391$	large
Net price per SF	Kruskal–Wallis	H = 0.33	3	0.9546	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.005$	negligible
Year built	Kruskal–Wallis	H = 4.93	3	0.1772	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.082$	medium
Days on market	Kruskal–Wallis	H = 4.25	3	0.2355	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.071$	medium
Discount from original list	Kruskal–Wallis	H = 6.20	3	0.1023	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.103$	medium
Price cut before sale	Chi-square	$\chi^2 = 7.29$	3	0.0631	p < 0.0063	**Unclear**	Cramér's V = 0.346	medium
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 0.92$	3	0.8203	p < 0.0063	**Unclear**	Cramér's V = 0.123	small
Has a view	Chi-square	$\chi^2 = 3.79$	3	0.2845	p < 0.0063	**Unclear**	Cramér's V = 0.249	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 = 19.53	3	0.0002	p < 0.0063	Yes	ε² = 0.326	large
Net price per SF	Kruskal–Wallis	H = 11.39	3	0.0098	p < 0.0063	Unclear	ε² = 0.190	large
Living area	Kruskal–Wallis	H = 8.12	3	0.0436	p < 0.0063	Unclear	ε² = 0.135	medium
Days on market	Kruskal–Wallis	H = 2.44	3	0.4855	p < 0.0063	Unclear	ε² = 0.041	small
Discount from original list	Kruskal–Wallis	H = 1.75	3	0.6262	p < 0.0063	Unclear	ε² = 0.029	small
Price cut before sale	Chi-square	χ^2 = 4.82	3	0.1858	p < 0.0063	Unclear	Cramér's V = 0.281	small
Seller paid closing costs or repairs	Chi-square	χ^2 = 4.07	3	0.2542	p < 0.0063	Unclear	Cramér's V = 0.258	small
Has a view	Chi-square	χ^2 = 11.15	3	0.0109	p < 0.0063	Unclear	Cramér's V = 0.428	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 = 711.50	—	< 0.0001	p < 0.0063	Yes	rank-biserial r = 0.636	large
Net price per SF	Mann–Whitney U	U = 692.00	—	0.0001	p < 0.0063	Yes	rank-biserial r = 0.591	large
Living area	Mann–Whitney U	U = 569.00	—	0.0430	p < 0.0063	Unclear	rank-biserial r = 0.308	medium
Year built	Mann–Whitney U	U = 564.50	—	0.0501	p < 0.0063	Unclear	rank-biserial r = 0.298	small
Days on market	Mann–Whitney U	U = 481.50	—	0.4855	p < 0.0063	Unclear	rank-biserial r = 0.107	small
Discount from original list	Mann–Whitney U	U = 373.00	—	0.3511	p < 0.0063	Unclear	rank-biserial r = 0.143	small
Price cut before sale	Chi-square	χ^2 = 0.03	1	0.8706	p < 0.0063	Unclear	Cramér's V = 0.021	negligible
Seller paid closing costs or repairs	Chi-square	χ^2 = 0.14	1	0.7106	p < 0.0063	Unclear	Cramér's V = 0.048	negligible

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8.4 Data notes

Left out of the analysis: 4 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

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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 61 closed MLS resale sales; the 4 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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