Fredericksburg

Gillespie 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
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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
50	**$632,800**	**$331**	**68 days**
single-family resale homes	average $1,022,898	average $373	average 145 days

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1. Summary

Resale homes · 50 sales · November 22, 2025 – November 21, 2026

This study looks at the **50 resale homes** sold in Fredericksburg 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.

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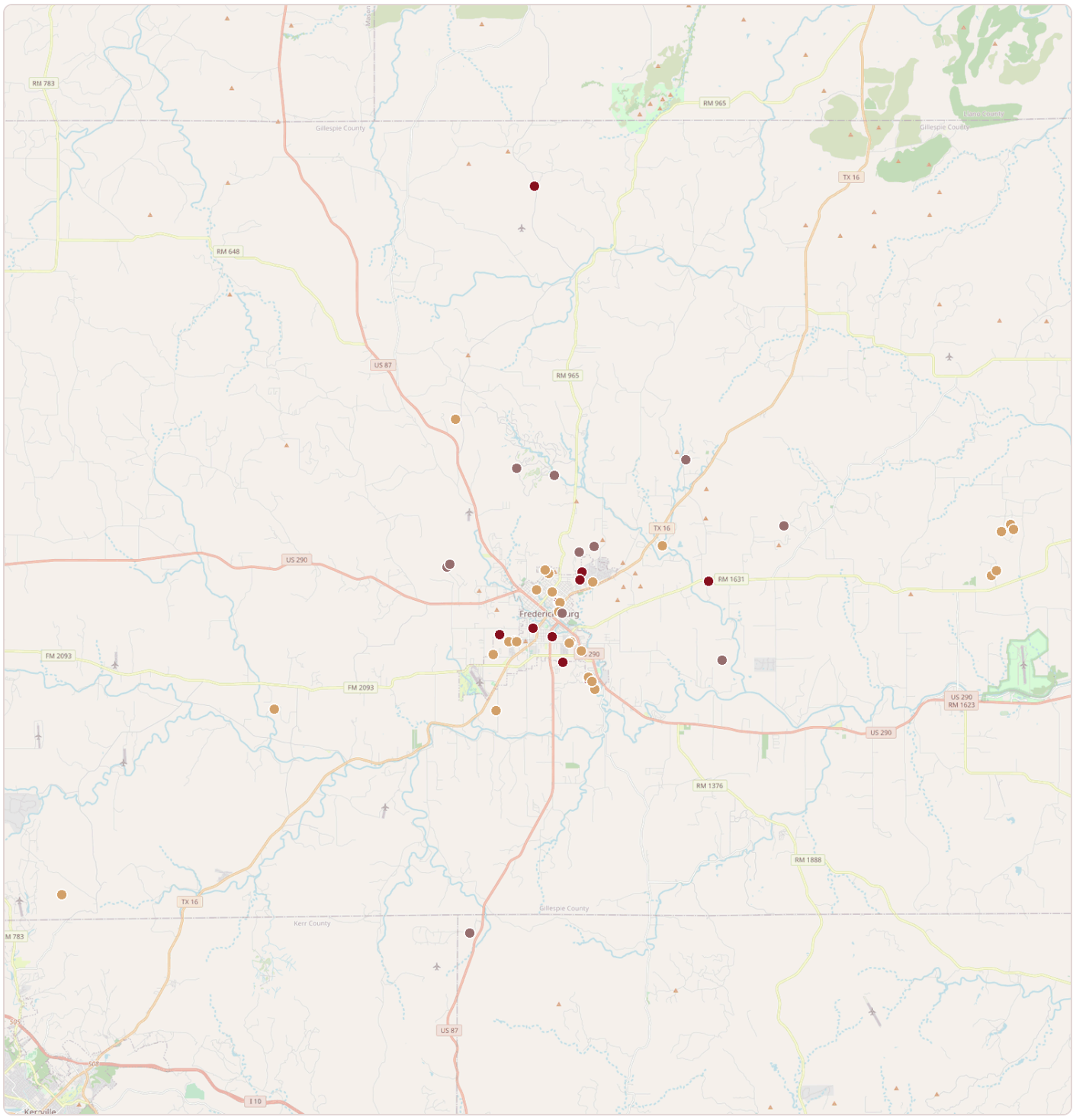
2. Where the resale homes sold

50 resale homes · colored by price range

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



● Under $455K · 11 sales ● $455K–$624K · 14 sales ● $642K–$1.56M · 13 sales ● Over $1.56M · 12 sales

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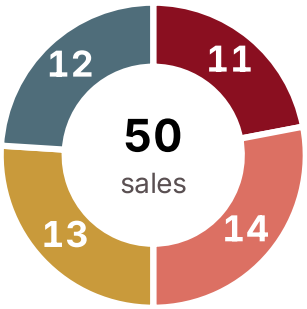
3. Quartiles by net sale price

Resale homes · 50 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 $455K: 11 sales (22%)
- $455K–$624K: 14 sales (28%)
- $642K–$1.56M: 13 sales (26%)
- Over $1.56M: 12 sales (24%)

Bottom line

- 92% of homes over $1.56M have a view, against 18% of homes under $455K.
- Homes over $1.56M sell for about $297 per SF (122%) more than homes under $455K.
- Homes over $1.56M are about 2,650 SF (167%) larger than homes under $455K.

3.1 Key differences

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

Under $455K $455K–$624K $642K–$1.56M Over $1.56M

Higher-priced homes Over $1.56M

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

Lower-priced homes Under $455K

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

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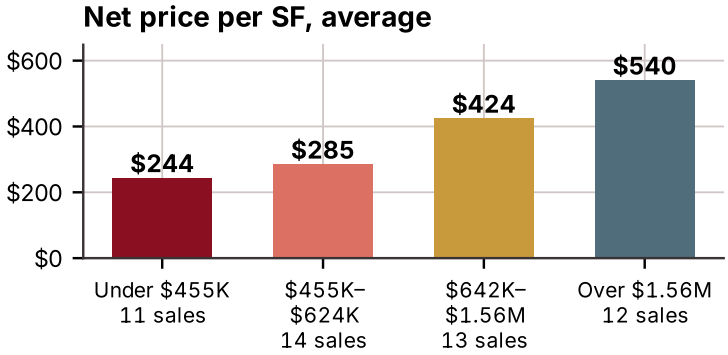
3.2 At a glance

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 $455K	$455K–$624K	$642K–$1.56M	Over $1.56M	Real difference?
Net price per SF	$244 per SF **Lowest**	$285 per SF	$424 per SF	$540 per SF **Highest**	✓ large
Living area	1,586 SF **Smallest**	2,045 SF	2,604 SF	4,237 SF **Largest**	✓ large
Year built	2012	2002	2005	2014	unclear
Days on market	61 days	62 days	46 days	122 days	unclear
Discount from original list	10.2%	4.9%	7.3%	11.1%	unclear
Price cut before sale	64%	29%	31%	33%	unclear
Seller paid closing costs or repairs	0%	43%	15%	8%	unclear
Has a view	18%	14% **Fewest**	77%	92% **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 $1.56M sell for about $297 per SF (122%) more than homes under $455K



The average is **$540 per SF** for homes over $1.56M and **$244 per SF** for homes under $455K. It rises step by step from the lowest range to the highest. Defined in 8.1.2.

✓ **Real difference** · large

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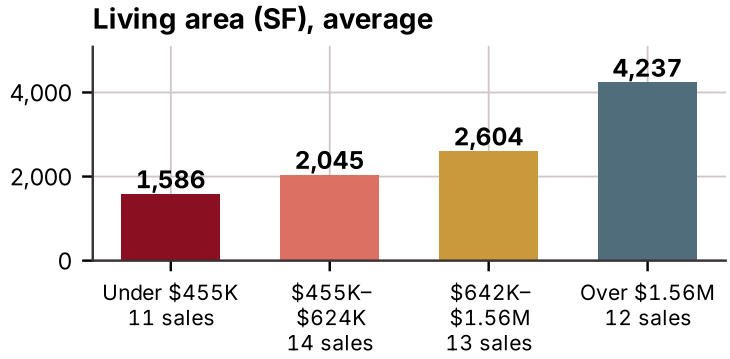
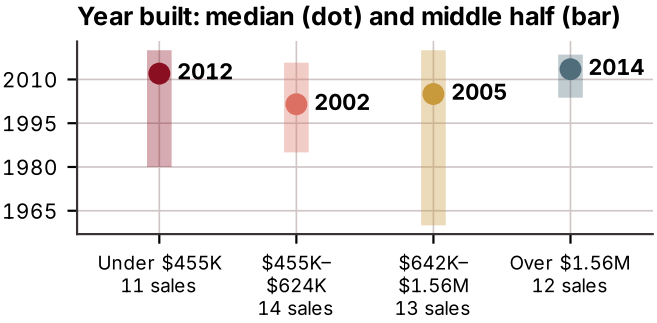
3.4 Homes over $1.56M are about 2,650 SF (167%) larger than homes under $455K



The average is **4,237 SF** for homes over $1.56M and **1,586 SF** for homes under $455K. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

✓ **Real difference** · large

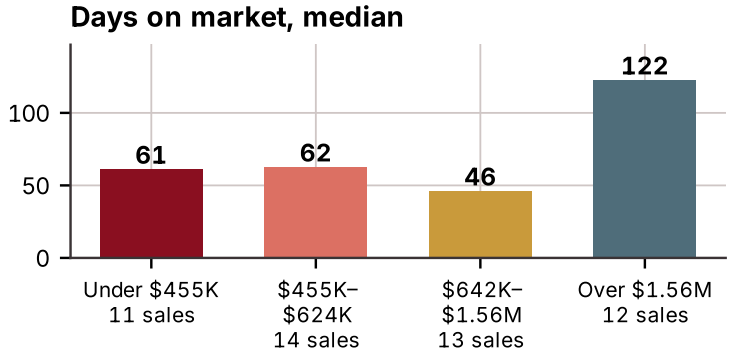
3.5 Year built: no clear difference



The median is **2014** for homes over $1.56M and **2012** for homes under $455K. It does not move in a straight line; homes over $1.56M are highest. Defined in 8.1.4.

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

3.6 Days on market: no clear difference



The median is **122 days** for homes over $1.56M and **61 days** for homes under $455K. It does not move in a straight line; homes over $1.56M are highest. Defined in 8.1.5.

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

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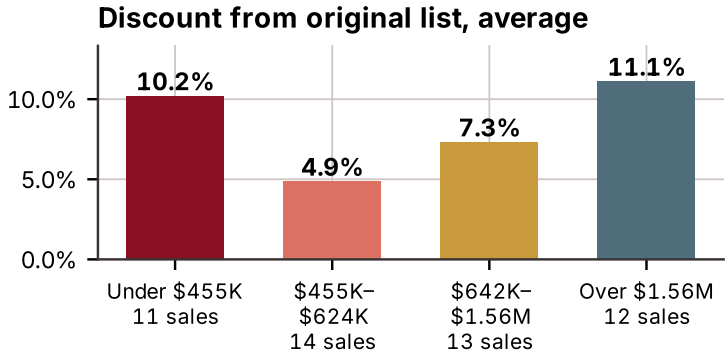
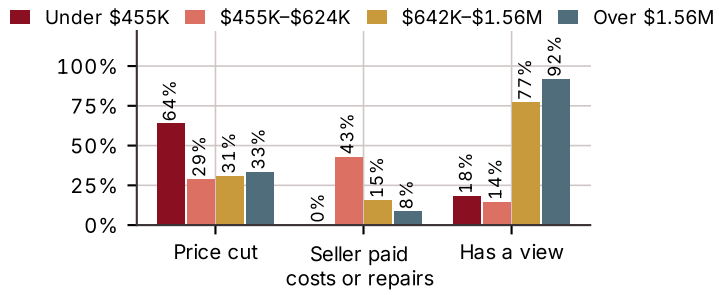
3.7 Discount from original list: no clear difference



The average is **11.1%** for homes over $1.56M and **10.2%** for homes under $455K. It does not move in a straight line; homes over $1.56M 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.

- 33% of homes over $1.56M had a price cut before sale, against 64% of homes under $455K. Defined in 8.1.7.
- 8% of homes over $1.56M had the seller pay closing costs or repairs, against 0% of homes under $455K. Defined in 8.1.8.
- 92% of homes over $1.56M have a view, against 18% of homes under $455K. 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 $455K 11 sales	$455K–$624K 14 sales	$642K–$1.56M 13 sales	Over $1.56M 12 sales	All 50 sales	Real difference?
Net sale price average	$382,778	$542,832	$944,554	$2,254,625	$1,022,898	by design
Net price per SF average	$244	$285	$424	$540	$373	✓ large
Living area average	1,586	2,045	2,604	4,237	2,615	✓ large
Year built median	2012	2002	2005	2014	2006	unclear

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3.10 The numbers: selling

	Under $455K 11 sales	$455K–$624K 14 sales	$642K–$1.56M 13 sales	Over $1.56M 12 sales	All 50 sales	Real difference?
Days on market median	61	62	46	122	68	unclear
Discount from original list average	10.2%	4.9%	7.3%	11.1%	8.2%	unclear
Price cut before sale	64%	29%	31%	33%	38%	unclear
Seller paid closing costs or repairs	0%	43%	15%	8%	18%	unclear
Has a view	18%	14%	77%	92%	50%	✓ 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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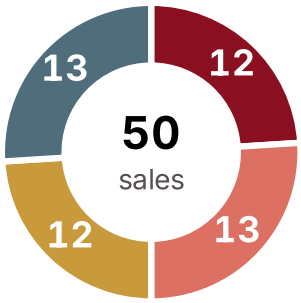
4. Quartiles by living area

Resale homes · 50 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.



Sales per group

- Under 1,600 SF: 12 sales (24%)
- 1,600–2,012 SF: 13 sales (26%)
- 2,019–3,311 SF: 12 sales (24%)
- Over 3,311 SF: 13 sales (26%)

Bottom line

- Homes over 3,311 SF sell for about $1.55M (306%) more than homes under 1,600 SF.
- 92% of homes over 3,311 SF have a view, against 33% of homes under 1,600 SF.

4.1 Key differences

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

Under 1,600 SF · 1,600–2,012 SF · 2,019–3,311 SF · Over 3,311 SF

Larger homes Over 3,311 SF

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

Smaller homes Under 1,600 SF

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

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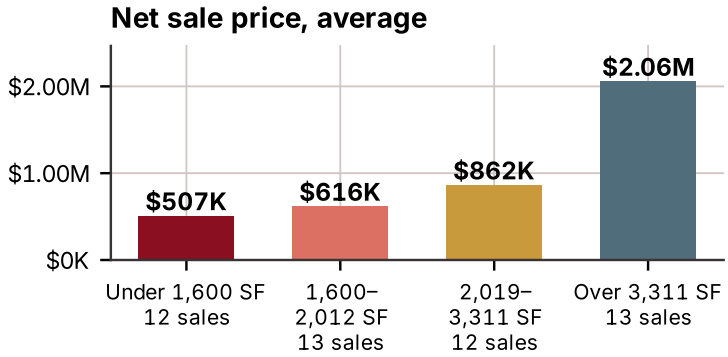
4.2 At a glance

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 1,600 SF	1,600–2,012 SF	2,019–3,311 SF	Over 3,311 SF	Real difference?
Net sale price	$507K **Lowest**	$616K	$862K	$2.06M **Highest**	✓ large
Net price per SF	$369 per SF	$339 per SF	$328 per SF	$453 per SF	unclear
Year built	1968	2012	2005	2013	unclear
Days on market	92 days	62 days	53 days	100 days	unclear
Discount from original list	7.6%	6.5%	6.2%	12.2%	unclear
Price cut before sale	42%	54%	25%	31%	unclear
Seller paid closing costs or repairs	17%	8%	33%	15%	unclear
Has a view	33% **Fewest**	38%	33%	92% **Most**	✓ large

4.3 Homes over 3,311 SF sell for about $1.55M (306%) more than homes under 1,600 SF



The average is **$2.06M** for homes over 3,311 SF and **$507K** for homes under 1,600 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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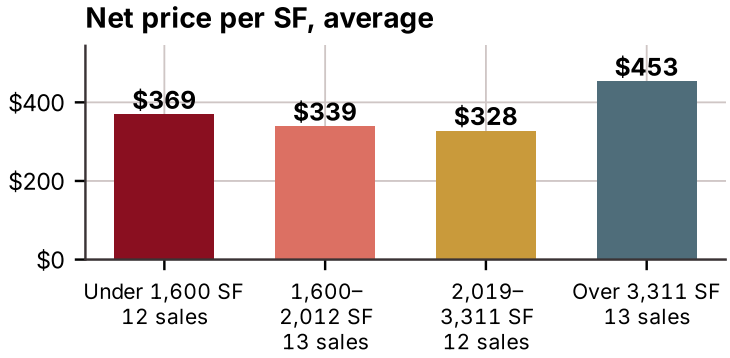
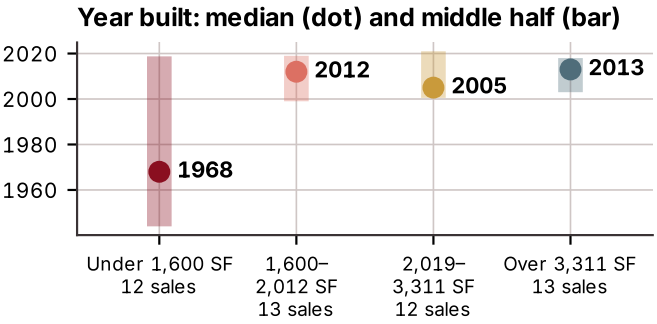
4.4 Net price per SF: no clear difference



The average is **$453 per SF** for homes over 3,311 SF and **$369 per SF** for homes under 1,600 SF. It does not move in a straight line; homes over 3,311 SF are highest. Defined in 8.1.2.

– No clear difference · could be chance

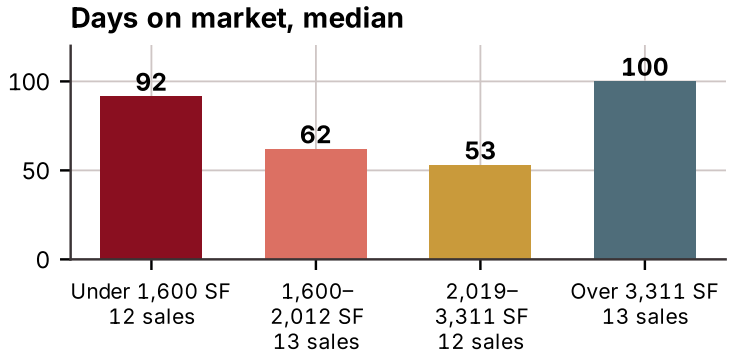
4.5 Year built: no clear difference



The median is **2013** for homes over 3,311 SF and **1968** for homes under 1,600 SF. It does not move in a straight line; homes over 3,311 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 **100 days** for homes over 3,311 SF and **92 days** for homes under 1,600 SF. It does not move in a straight line; homes over 3,311 SF are highest. Defined in 8.1.5.

– No clear difference · could be chance

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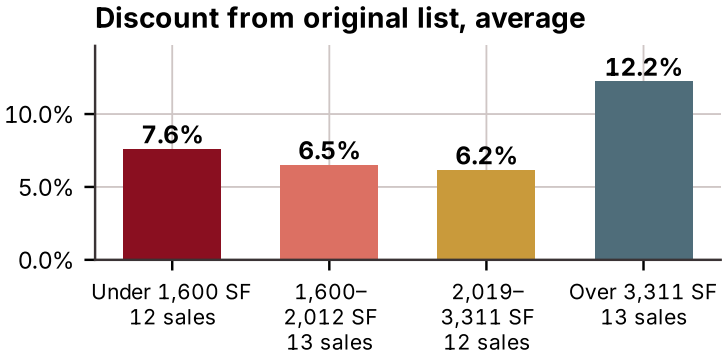
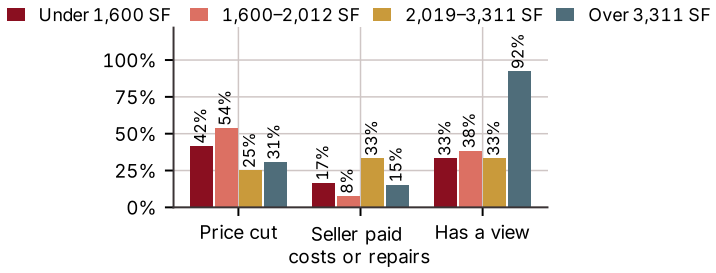
4.7 Discount from original list: no clear difference



The average is **12.2%** for homes over 3,311 SF and **7.6%** for homes under 1,600 SF. It does not move in a straight line; homes over 3,311 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.

- 31% of homes over 3,311 SF had a price cut before sale, against 42% of homes under 1,600 SF. Defined in 8.1.7.
- 15% of homes over 3,311 SF had the seller pay closing costs or repairs, against 17% of homes under 1,600 SF. Defined in 8.1.8.
- 92% of homes over 3,311 SF have a view, against 33% of homes under 1,600 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** · large

4.9 The numbers: price and size

	Under 1,600 SF 12 sales	1,600–2,012 SF 13 sales	2,019–3,311 SF 12 sales	Over 3,311 SF 13 sales	All 50 sales	Real difference?
Net sale price average	$506,583	$616,143	$861,571	$2,055,169	$1,022,898	✓ large
Net price per SF average	$369	$339	$328	$453	$373	unclear
Living area average	1,381	1,825	2,529	4,626	2,615	by design
Year built median	1968	2012	2005	2013	2006	unclear

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4.10 The numbers: selling

	Under 1,600 SF 12 sales	1,600–2,012 SF 13 sales	2,019–3,311 SF 12 sales	Over 3,311 SF 13 sales	All 50 sales	Real difference?
Days on market median	92	62	53	100	68	unclear
Discount from original list average	7.6%	6.5%	6.2%	12.2%	8.2%	unclear
Price cut before sale	42%	54%	25%	31%	38%	unclear
Seller paid closing costs or repairs	17%	8%	33%	15%	18%	unclear
Has a view	33%	38%	33%	92%	50%	✓ 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 8.3.2.

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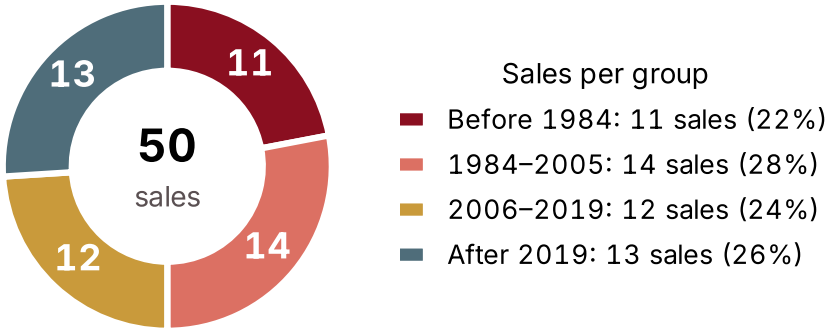
5. Quartiles by year built

Resale homes · 50 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 1984	1984–2005	2006–2019	After 2019	Real difference?
Net sale price	$794K	$938K	$1.35M	$1.00M	unclear
Net price per SF	$386 per SF	$333 per SF	$394 per SF	$387 per SF	unclear
Living area	2,023 SF	2,669 SF	3,194 SF	2,525 SF	unclear
Days on market	91 days	62 days	84 days	37 days	unclear
Discount from original list	11.1%	7.7%	9.5%	5.1%	unclear
Price cut before sale	36%	29%	58%	31%	unclear
Seller paid closing costs or repairs	18%	36%	0%	15%	unclear
Has a view	27%	50%	58%	62%	unclear

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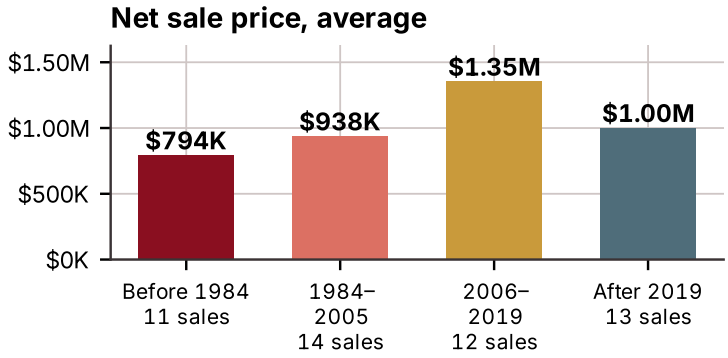
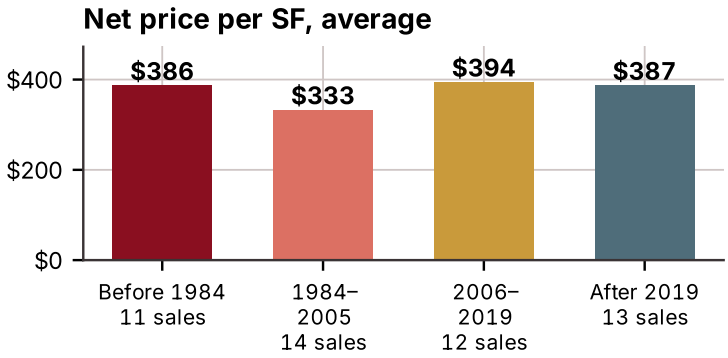
5.3 Net sale price: no clear difference



The average is **$1.00M** for homes built after 2019 and **$794K** for homes built before 1984. It does not move in a straight line; homes built 2006–2019 are highest. Defined in 8.1.1.

– No clear difference · could be chance

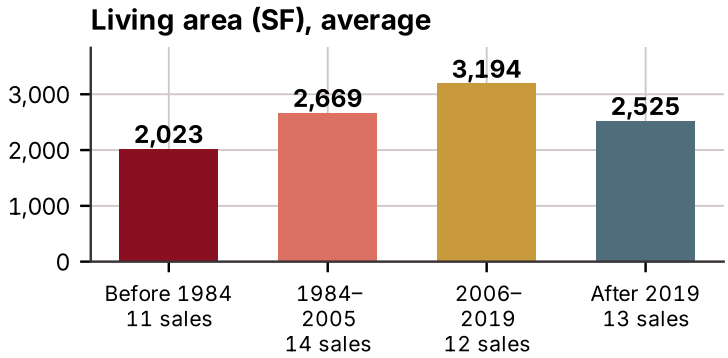
5.4 Net price per SF: no clear difference



The average is **$387 per SF** for homes built after 2019 and **$386 per SF** for homes built before 1984. It does not move in a straight line; homes built 2006–2019 are highest. Defined in 8.1.2.

– No clear difference · could be chance

5.5 Living area: no clear difference



The average is **2,525 SF** for homes built after 2019 and **2,023 SF** for homes built before 1984. It does not move in a straight line; homes built 2006–2019 are highest. Defined in 8.1.3.

– No clear difference · could be chance

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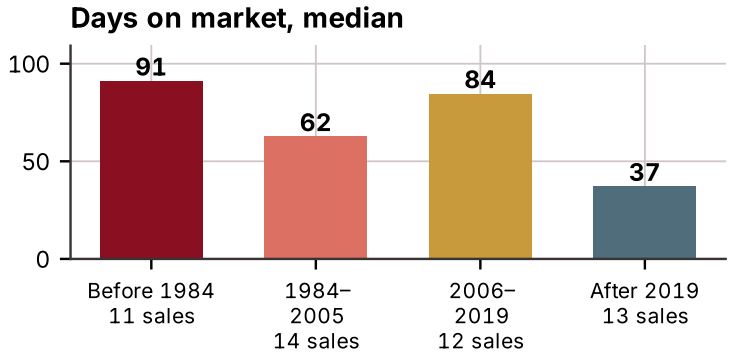
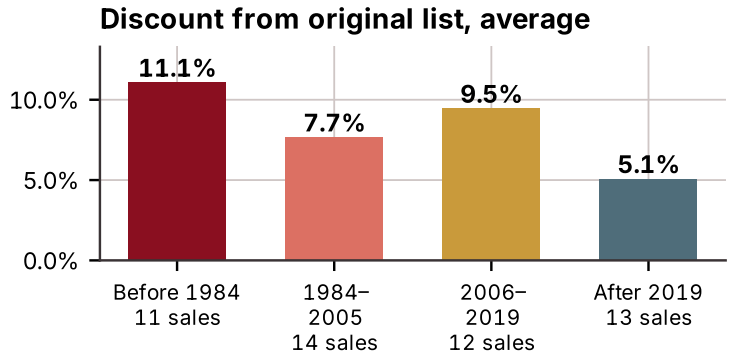
5.6 Days on market: no clear difference



The median is **37 days** for homes built after 2019 and **91 days** for homes built before 1984. It does not move in a straight line; homes built before 1984 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 **5.1%** for homes built after 2019 and **11.1%** for homes built before 1984. It does not move in a straight line; homes built before 1984 are highest. Defined in 8.1.6.

– No clear difference · could be chance

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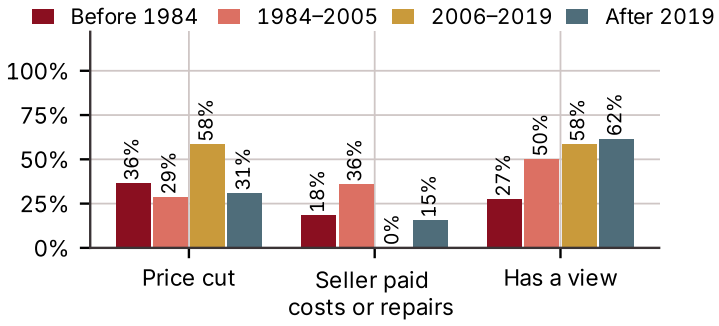
5.8 How often: price cut before sale, seller paid closing costs or repairs, has a view



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

- 31% of homes built after 2019 had a price cut before sale, against 36% of homes built before 1984. Defined in 8.1.7.
- 15% of homes built after 2019 had the seller pay closing costs or repairs, against 18% of homes built before 1984. Defined in 8.1.8.
- 62% of homes built after 2019 have a view, against 27% of homes built before 1984. 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 1984 11 sales	1984–2005 14 sales	2006–2019 12 sales	After 2019 13 sales	All 50 sales	Real difference?
Net sale price average	$793,991	$938,446	$1,354,088	$1,001,823	$1,022,898	unclear
Net price per SF average	$386	$333	$394	$387	$373	unclear
Living area average	2,023	2,669	3,194	2,525	2,615	unclear
Year built median	1941	1999	2017	2022	2006	by design

5.10 The numbers: selling

	Before 1984 11 sales	1984–2005 14 sales	2006–2019 12 sales	After 2019 13 sales	All 50 sales	Real difference?
Days on market median	91	62	84	37	68	unclear
Discount from original list average	11.1%	7.7%	9.5%	5.1%	8.2%	unclear
Price cut before sale	36%	29%	58%	31%	38%	unclear
Seller paid closing costs or repairs	18%	36%	0%	15%	18%	unclear
Has a view	27%	50%	58%	62%	50%	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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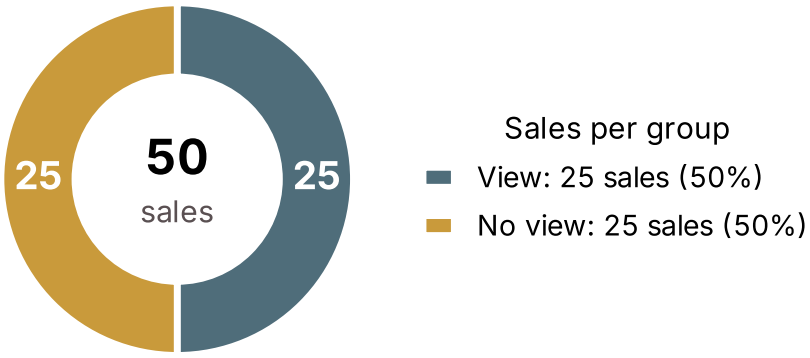
6. View and no view

Resale homes · 50 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.



Bottom line

- Homes with a view sell for about $961K (177%) more than homes without a view.
- Homes with a view sell for about $174 per SF (61%) more than homes without a view.
- Homes with a view are about 1,340 SF (69%) larger than homes without a view.

6.1 Key differences

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

View No view

Homes with a view MLS lists a view

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

Homes without a view no view listed

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

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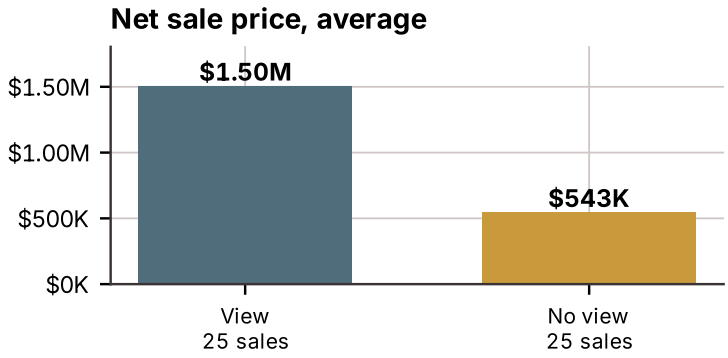
6.2 At a glance

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	$1.50M **Highest**	$543K **Lowest**	✓ large
Net price per SF	$460 per SF **Highest**	$286 per SF **Lowest**	✓ large
Living area	3,285 SF **Largest**	1,946 SF **Smallest**	✓ medium
Year built	2014	1999	unclear
Days on market	100 days	63 days	unclear
Discount from original list	9.7%	6.6%	unclear
Price cut before sale	32%	44%	unclear
Seller paid closing costs or repairs	16%	20%	unclear

6.3 Homes with a view sell for about $961K (177%) more than homes without a view



The average is **$1.50M** for homes with a view and **$543K** for homes without a view.

Defined in 8.1.1.

✓ **Real difference** · large

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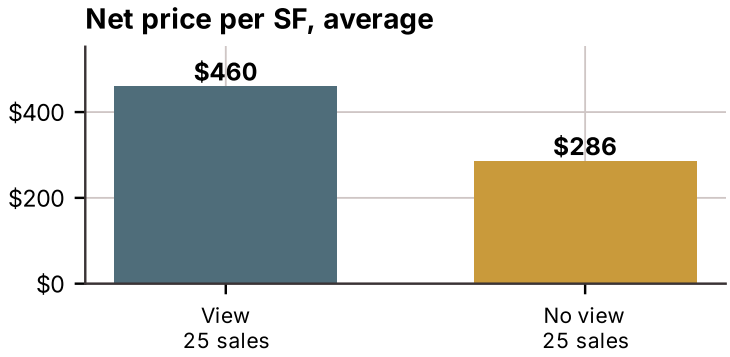
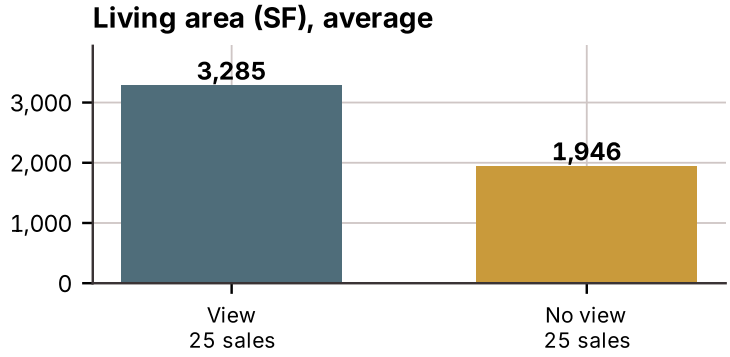
6.4 Homes with a view sell for about $174 per SF (61%) more than homes without a view



The average is **$460 per SF** for homes with a view and **$286 per SF** for homes without a view. Defined in 8.1.2.

✓ **Real difference** · large

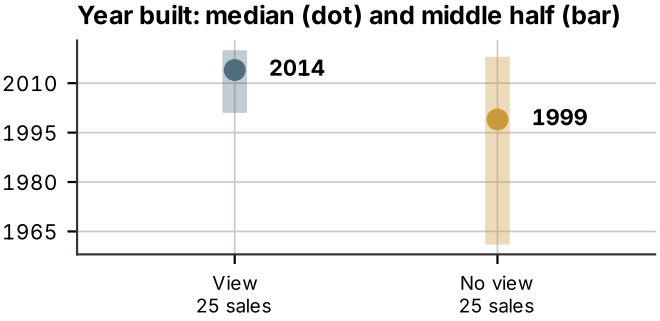
6.5 Homes with a view are about 1,340 SF (69%) larger than homes without a view



The average is **3,285 SF** for homes with a view and **1,946 SF** for homes without a view. Defined in 8.1.3.

✓ **Real difference** · medium

6.6 Year built: no clear difference



The median is **2014** for homes with a view and **1999** for homes without a view. Defined in 8.1.4.

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

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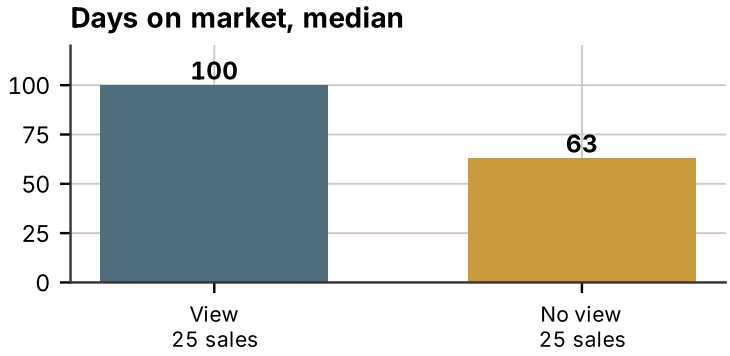
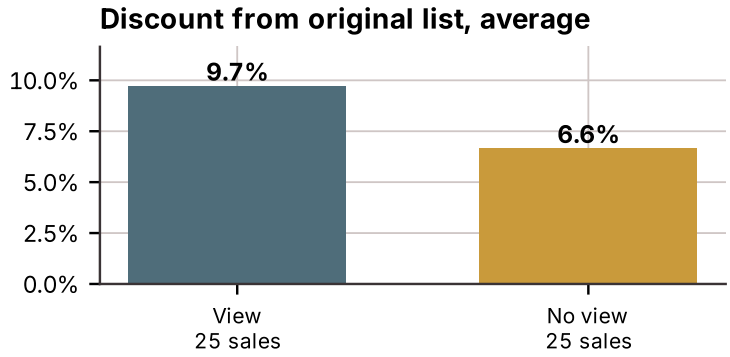
6.7 Days on market: no clear difference



The median is **100 days** for homes with a view and **63 days** for homes without a view. Defined in 8.1.5.

– No clear difference · could be chance

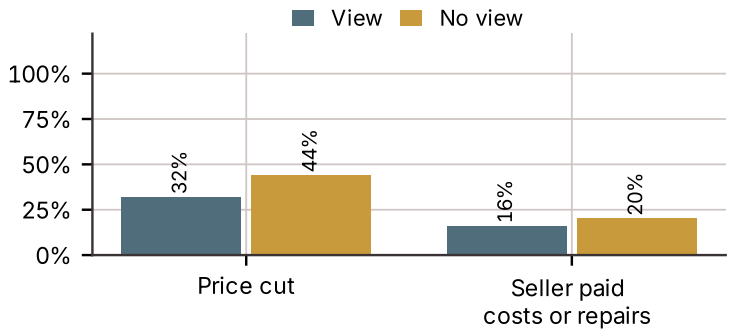
6.8 Discount from original list: no clear difference



The average is **9.7%** for homes with a view and **6.6%** 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.

- 32% of homes with a view had a price cut before sale, against 44% of homes without a view. Defined in 8.1.7.
- 16% of homes with a view had the seller pay closing costs or repairs, against 20% 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 25 sales	No view 25 sales	All 50 sales	Real difference?
Net sale price average	$1,503,200	$542,596	$1,022,898	✓ large
Net price per SF average	$460	$286	$373	✓ large
Living area average	3,285	1,946	2,615	✓ medium
Year built median	2014	1999	2006	unclear

6.11 The numbers: selling

	View 25 sales	No view 25 sales	All 50 sales	Real difference?
Days on market median	100	63	68	unclear
Discount from original list average	9.7%	6.6%	8.2%	unclear
Price cut before sale	32%	44%	38%	unclear
Seller paid closing costs or repairs	16%	20%	18%	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 · 9 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: 9 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 Fredericksburg.

Measure	Average	Median
Sales		9
Net sale price	**$606,520**	$255,000
Net price per SF	**$254**	$186
Living area (SF)	**2,123**	1,667
Days on market	**117**	118
Discount from original list	**5.7%**	6.2%
Price cut before sale		78% of sales
Seller paid closing costs or repairs		56% of sales
Year built		2025–2026

Same definitions as the rest of the study (section 8). New construction = NewConstructionYN true, or PropertyCondition “New Construction” or “Under Construction”.

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8. Appendix

Measures, methods and tests

Each measure and method three ways: in plain words, as statistics, and with the data from this study.

8.1 Measures

8.1.1 Net sale price

In simple terms What the seller actually kept: the closing price, less money the seller gave back to the buyer for closing costs or repairs. It is the truest price for comparing homes.

Statistically Net = ClosePrice − ACTRIS_BuyersClsgCostPdbySell − ACTRIS_RepairsAmount (a blank counts as $0). Summarized by the arithmetic mean in the slices.

The data 50 resale sales. Average $1,022,898; median $632,800; standard deviation $803,798; middle half (25th–75th percentile) $461,250–$1,506,275; lowest $285,000, highest $3,882,500. 9 sales had a seller payment; their median payment was $18,100.

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 50 resale sales. Average $373; median $331; standard deviation $159; middle half (25th–75th percentile) $237–$489; lowest $184, highest $786.

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 50 resale sales. Average 2,615; median 2,016; standard deviation 1,376; middle half (25th–75th percentile) 1,634–3,326; lowest 1,088, highest 6,172.

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 50 resale sales. Average 1994; median 2006; standard deviation 37; middle half (25th–75th percentile) 1985–2020; lowest 1846, 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	50 resale sales. Average 145; median 68; standard deviation 201; middle half (25th–75th percentile) 26–172; lowest 3, highest 932. 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	50 resale sales. Average 8.2%; median 6.3%; standard deviation 8.4%; middle half (25th–75th percentile) 3.5%–10.7%; lowest −6.3%, highest 38.9%. 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	19 of 50 resale sales (38.0%).

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	9 of 50 resale sales (18.0%).

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	25 sales with a view, 25 without, 0 unclassified. Most common View entries: Hill Country 19, Neighborhood 15, None 11, Rural 10, Trees/Woods 10, Panoramic 8, Pasture 5, See Remarks 3.

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8.2 Methods

8.2.1 Data source

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

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

The data Pulled November 22, 2026: 63 closed Fredericksburg records over the prior year. ZIP codes: 2, the most sales in 78624, 76824.

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 59 single-family sales in the window: 50 resale, 9 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 50 resale; 9 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 4 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 $455K”.

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 $455K: $285,000–$445,000 (11 sales); $455K–$624K: $455,000–$624,000 (14 sales); $642K–$1.56M: $641,600–$1,561,700 (13 sales); Over $1.56M: $1,700,000–$3,882,500 (12 sales)
Quartiles by living area: Under 1,600 SF: 1,088–1,588 SF (12 sales); 1,600–2,012 SF: 1,600–2,012 SF (13 sales); 2,019–3,311 SF: 2,019–3,311 SF (12 sales); Over 3,311 SF: 3,331–6,172 SF (13 sales)
Quartiles by year built: Before 1984: 1846–1975 (11 sales); 1984–2005: 1984–2005 (14 sales); 2006–2019: 2006–2019 (12 sales); After 2019: 2020–2024 (13 sales)
View and no view: View: MLS lists a view (25 sales); No view: None or Neighborhood (25 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 $1,022,898, median $632,800. Days on market: average 145, median 68: 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 = 27.06	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.552$	large
Living area	Kruskal–Wallis	H = 25.66	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.524$	large
Year built	Kruskal–Wallis	H = 0.24	3	0.9702	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.005$	negligible
Days on market	Kruskal–Wallis	H = 3.12	3	0.3731	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.064$	medium
Discount from original list	Kruskal–Wallis	H = 5.56	3	0.1349	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.114$	medium
Price cut before sale	Chi-square	$\chi^2 = 4.00$	3	0.2619	p < 0.0063	**Unclear**	Cramér's V = 0.283	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 9.10$	3	0.0281	p < 0.0063	**Unclear**	Cramér's V = 0.427	medium
Has a view	Chi-square	$\chi^2 = 23.70$	3	< 0.0001	p < 0.0063	**Yes**	Cramér's V = 0.688	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 = 26.74	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.546$	large
Net price per SF	Kruskal–Wallis	H = 6.77	3	0.0796	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.138$	medium
Year built	Kruskal–Wallis	H = 3.06	3	0.3830	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.062$	medium
Days on market	Kruskal–Wallis	H = 1.69	3	0.6388	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.035$	small
Discount from original list	Kruskal–Wallis	H = 2.38	3	0.4976	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.049$	small
Price cut before sale	Chi-square	$\chi^2 = 2.60$	3	0.4569	p < 0.0063	**Unclear**	Cramér's V = 0.228	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 2.92$	3	0.4038	p < 0.0063	**Unclear**	Cramér's V = 0.242	small
Has a view	Chi-square	$\chi^2 = 12.67$	3	0.0054	p < 0.0063	**Yes**	Cramér's V = 0.503	large

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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 = 1.13	3	0.7708	p < 0.0063	**Unclear**	ε^2 = 0.023	small
Net price per SF	Kruskal–Wallis	H = 2.67	3	0.4446	p < 0.0063	**Unclear**	ε^2 = 0.055	small
Living area	Kruskal–Wallis	H = 7.95	3	0.0471	p < 0.0063	**Unclear**	ε^2 = 0.162	large
Days on market	Kruskal–Wallis	H = 2.22	3	0.5279	p < 0.0063	**Unclear**	ε^2 = 0.045	small
Discount from original list	Kruskal–Wallis	H = 6.16	3	0.1041	p < 0.0063	**Unclear**	ε^2 = 0.126	medium
Price cut before sale	Chi-square	χ^2 = 2.94	3	0.4017	p < 0.0063	**Unclear**	Cramér's V = 0.242	small
Seller paid closing costs or repairs	Chi-square	χ^2 = 5.67	3	0.1288	p < 0.0063	**Unclear**	Cramér's V = 0.337	medium
Has a view	Chi-square	χ^2 = 3.30	3	0.3479	p < 0.0063	**Unclear**	Cramér's V = 0.257	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 = 559.00	—	< 0.0001	p < 0.0063	**Yes**	rank-biserial r = 0.789	large
Net price per SF	Mann–Whitney U	U = 514.00	—	< 0.0001	p < 0.0063	**Yes**	rank-biserial r = 0.645	large
Living area	Mann–Whitney U	U = 466.00	—	0.0030	p < 0.0063	**Yes**	rank-biserial r = 0.491	medium
Year built	Mann–Whitney U	U = 375.00	—	0.2286	p < 0.0063	**Unclear**	rank-biserial r = 0.200	small
Days on market	Mann–Whitney U	U = 335.50	—	0.6624	p < 0.0063	**Unclear**	rank-biserial r = 0.074	negligible
Discount from original list	Mann–Whitney U	U = 342.50	—	0.5670	p < 0.0063	**Unclear**	rank-biserial r = 0.096	negligible
Price cut before sale	Chi-square	χ^2 = 0.76	1	0.3821	p < 0.0063	**Unclear**	Cramér's V = 0.124	small
Seller paid closing costs or repairs	Chi-square	χ^2 = 0.14	1	0.7128	p < 0.0063	**Unclear**	Cramér's V = 0.052	negligible

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8.4 Data notes

Left out of the analysis: 9 new-construction sales (basic statistics only, section 7); 4 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 50 closed MLS resale sales; the 9 new-construction sales appear only in their own section, as basic statistics. Sale and listing data: ABOR MLS via secure APIs, pulled November 22, 2026. Map data © OpenStreetMap contributors. ALEX Companies · Licensed by the Texas Real Estate Commission · Broker: Alexander Tiffany Southwest, LLC (ALEX Real Estate), #565194-BB · Diane Hart Alexander, Designated Broker, #574877-B.

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