Gillespie County

Fredericksburg, TX
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
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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
55	**$641,600**	**$294**	**92 days**
single-family resale homes	average $965,488	average $348	average 152 days

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1. Summary

Resale homes · 55 sales · November 23, 2025 – November 22, 2026

This study looks at the **55 resale homes** sold in Gillespie County in the **365 days** to November 22, 2026. A full year is used because only 29 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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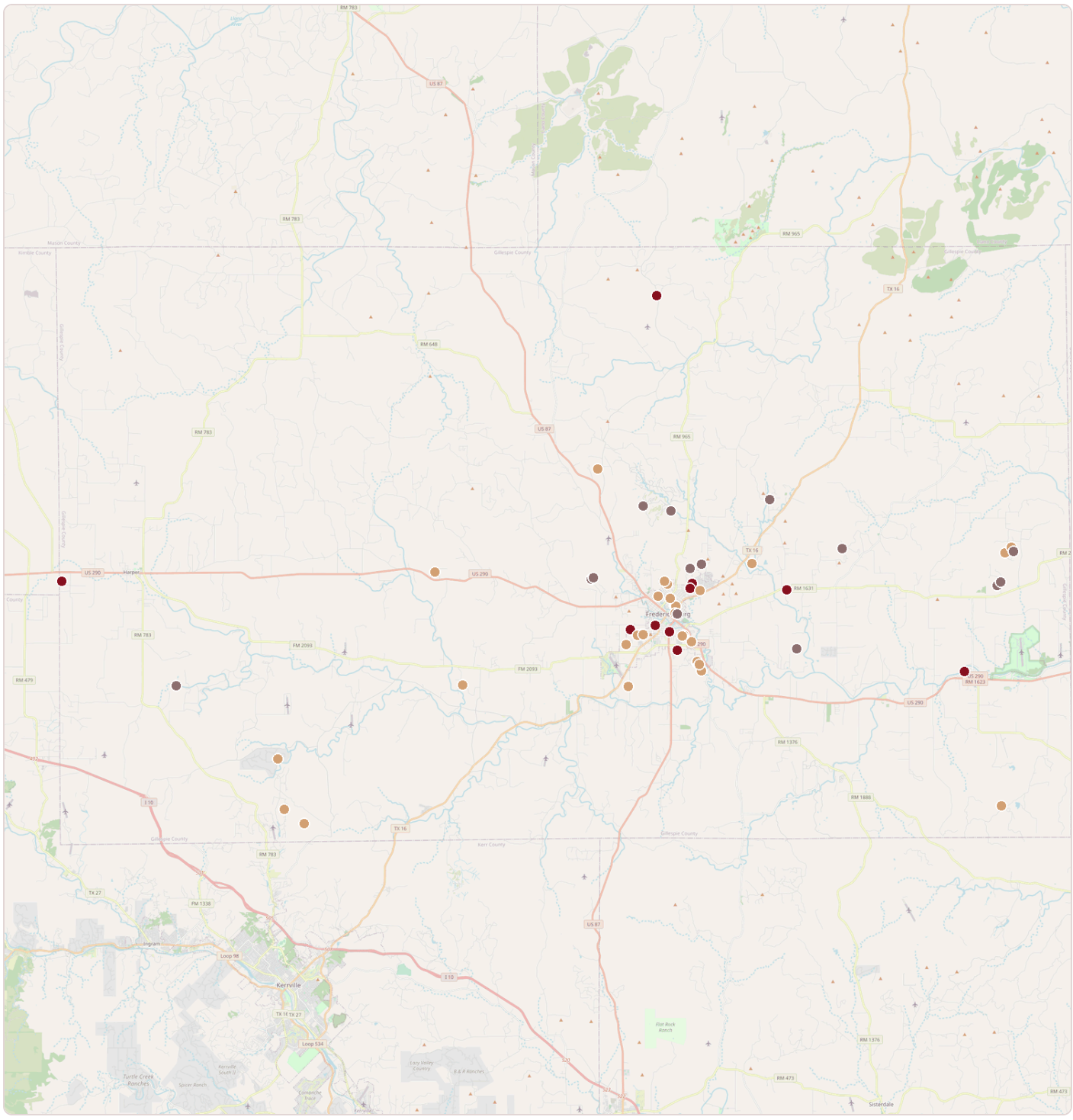
2. Where the resale homes sold

55 resale homes · colored by price range

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



● Under $455K · 13 sales ● $455K–$642K · 15 sales ● $658K–$1.15M · 13 sales ● Over $1.15M · 14 sales

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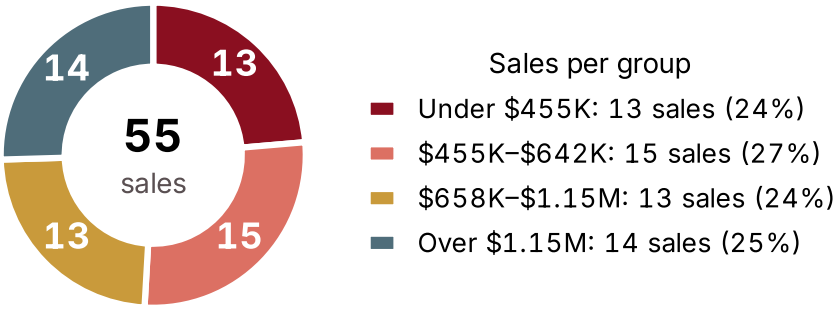
3. Quartiles by net sale price

Resale homes · 55 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

- 93% of homes over $1.15M have a view, against 31% of homes under $455K.
- Homes over $1.15M are about 2,930 SF (186%) larger than homes under $455K.
- Homes over $1.15M sell for about $250 per SF (102%) more 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–$642K $658K–$1.15M Over $1.15M

Higher-priced homes Over $1.15M

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

Lower-priced homes Under $455K

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

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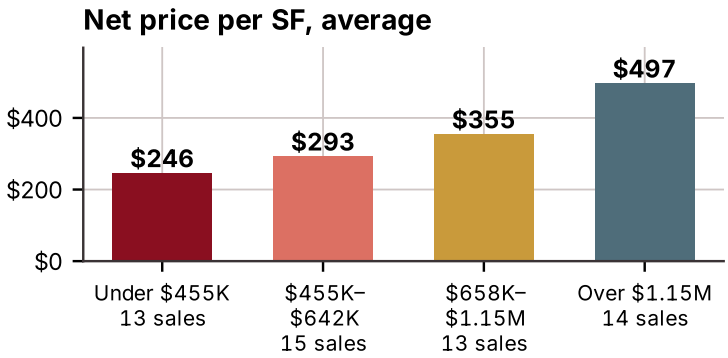
3.2 At a glance

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–$642K	$658K–$1.15M	Over $1.15M	Real difference?
Net price per SF	$246 per SF **Lowest**	$293 per SF	$355 per SF	$497 per SF **Highest**	✓ large
Living area	1,576 SF **Smallest**	2,015 SF	2,817 SF	4,501 SF **Largest**	✓ large
Year built	2012	1999	1994	2010	unclear
Days on market	106 days	63 days	91 days	161 days	unclear
Discount from original list	9.6%	5.0%	6.3%	12.0%	unclear
Price cut before sale	62%	33%	38%	36%	unclear
Seller paid closing costs or repairs	15%	40%	15%	14%	unclear
Has a view	31%	13% **Fewest**	85%	93% **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 $1.15M sell for about $250 per SF (102%) more than homes under $455K



The average is **$497 per SF** for homes over $1.15M and **$246 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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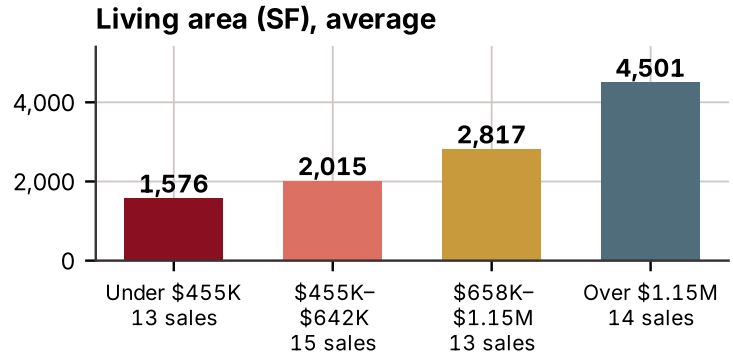
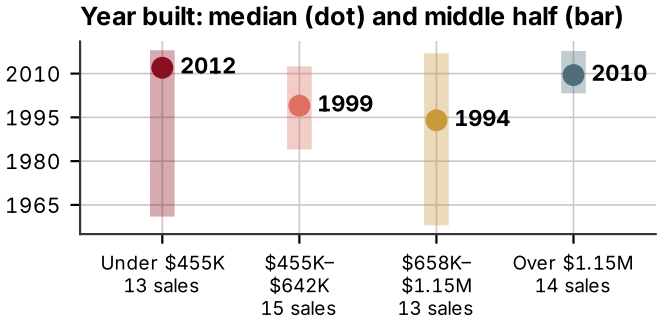
3.4 Homes over $1.15M are about 2,930 SF (186%) larger than homes under $455K



The average is **4,501 SF** for homes over $1.15M and **1,576 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

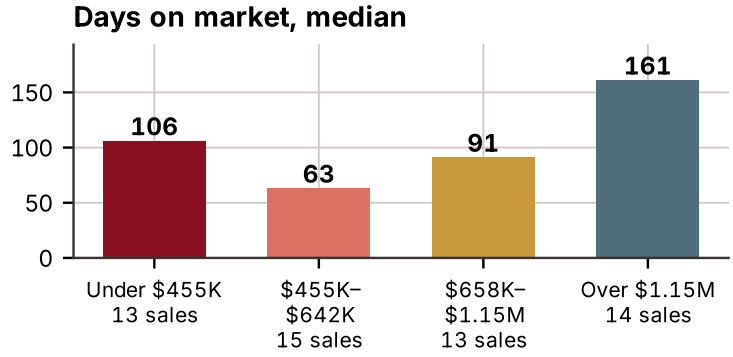
3.5 Year built: no clear difference



The median is **2010** for homes over $1.15M and **2012** for homes under $455K. It does not move in a straight line; homes under $455K are highest. Defined in 8.1.4.

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

3.6 Days on market: no clear difference



The median is **161 days** for homes over $1.15M and **106 days** for homes under $455K. It does not move in a straight line; homes over $1.15M are highest. Defined in 8.1.5.

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

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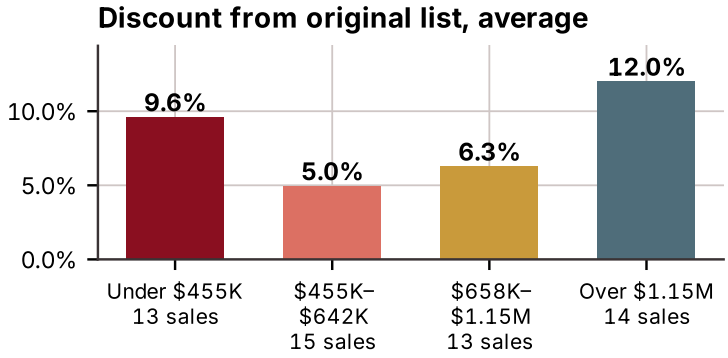
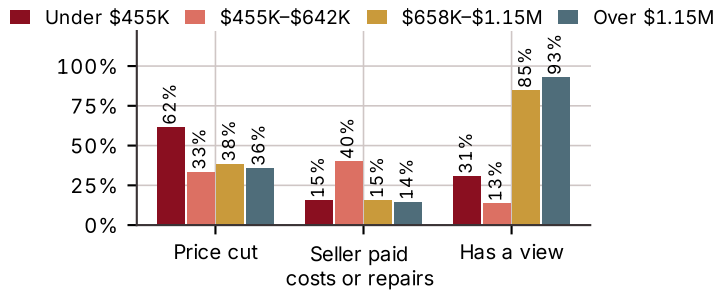
3.7 Discount from original list: no clear difference



The average is **12.0%** for homes over $1.15M and **9.6%** for homes under $455K. It does not move in a straight line; homes over $1.15M 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.

- 36% of homes over $1.15M had a price cut before sale, against 62% of homes under $455K. Defined in 8.1.7.
- 14% of homes over $1.15M had the seller pay closing costs or repairs, against 15% of homes under $455K. Defined in 8.1.8.
- 93% of homes over $1.15M have a view, against 31% 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 13 sales	$455K–$642K 15 sales	$658K–$1.15M 13 sales	Over $1.15M 14 sales	All 55 sales	Real difference?
Net sale price average	$384,651	$549,417	$846,377	$2,061,229	$965,488	by design
Net price per SF average	$246	$293	$355	$497	$348	✓ large
Living area average	1,576	2,015	2,817	4,501	2,733	✓ large
Year built median	2012	1999	1994	2010	2004	unclear

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3.10 The numbers: selling

	Under $455K 13 sales	$455K–$642K 15 sales	$658K–$1.15M 13 sales	Over $1.15M 14 sales	All 55 sales	Real difference?
Days on market median	106	63	91	161	92	unclear
Discount from original list average	9.6%	5.0%	6.3%	12.0%	8.2%	unclear
Price cut before sale	62%	33%	38%	36%	42%	unclear
Seller paid closing costs or repairs	15%	40%	15%	14%	22%	unclear
Has a view	31%	13%	85%	93%	55%	✓ 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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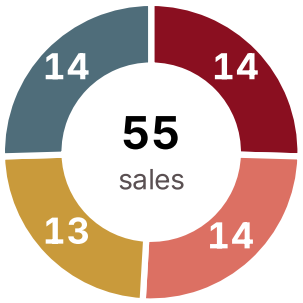
4. Quartiles by living area

Resale homes · 55 sales · November 23, 2025 – November 22, 2026

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



Sales per group

- Under 1,624 SF: 14 sales (25%)
- 1,624–2,019 SF: 14 sales (25%)
- 2,087–3,311 SF: 13 sales (24%)
- Over 3,311 SF: 14 sales (25%)

Bottom line

- Homes over 3,311 SF sell for about $1.38M (275%) more than homes under 1,624 SF.

4.1 Key differences

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

Under 1,624 SF · 1,624–2,019 SF · 2,087–3,311 SF · Over 3,311 SF

Larger homes Over 3,311 SF

- Sell for much more.

Smaller homes Under 1,624 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 1,624 SF	1,624–2,019 SF	2,087–3,311 SF	Over 3,311 SF	Real difference?
Net sale price	$501K Lowest	$602K	$873K	$1.88M Highest	✓ large
Net price per SF	$360 per SF	$328 per SF	$324 per SF	$379 per SF	unclear
Year built	1960	2016	2004	2004	unclear
Days on market	116 days	64 days	63 days	126 days	unclear
Discount from original list	7.0%	6.7%	6.3%	12.5%	unclear
Price cut before sale	36%	57%	38%	36%	unclear
Seller paid closing costs or repairs	21%	14%	38%	14%	unclear
Has a view	36%	43%	46%	93%	unclear

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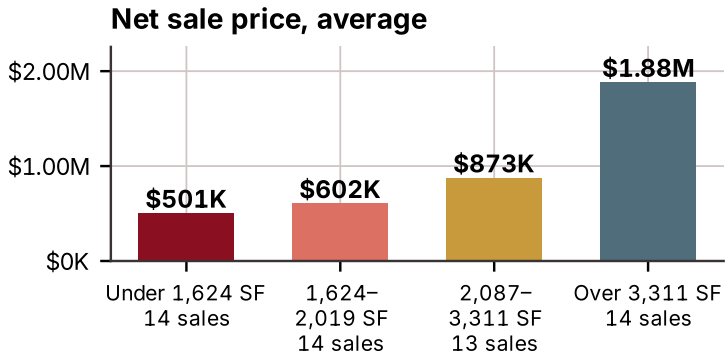
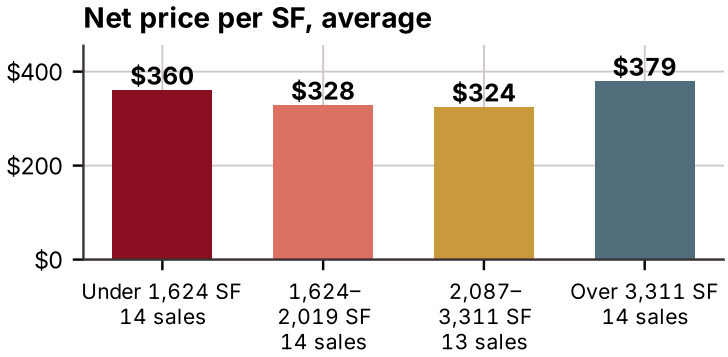
4.3 Homes over 3,311 SF sell for about $1.38M (275%) more than homes under 1,624 SF



The average is **$1.88M** for homes over 3,311 SF and **$501K** for homes under 1,624 SF. It rises step by step from the lowest range to the highest. Defined in 8.1.1.

✓ **Real difference** · large

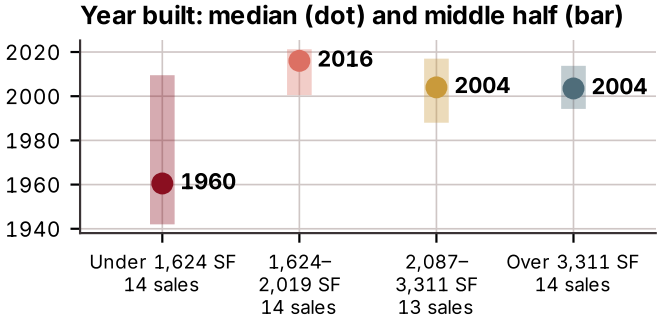
4.4 Net price per SF: no clear difference



The average is **$379 per SF** for homes over 3,311 SF and **$360 per SF** for homes under 1,624 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 **2004** for homes over 3,311 SF and **1960** for homes under 1,624 SF. It does not move in a straight line; homes 1,624–2,019 SF are highest. Defined in 8.1.4.

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

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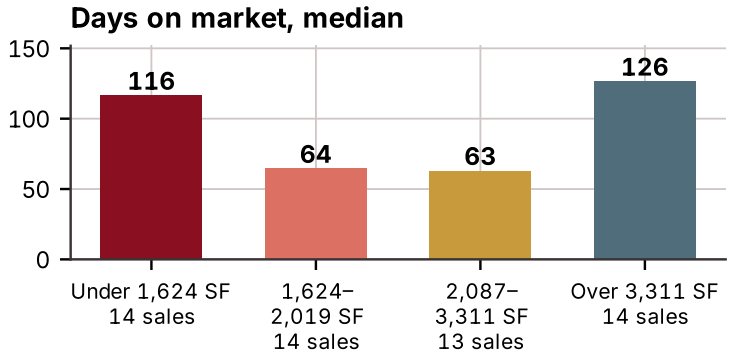
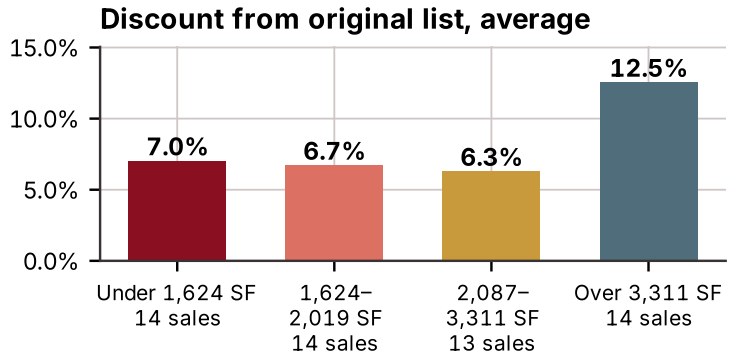
4.6 Days on market: no clear difference



The median is **126 days** for homes over 3,311 SF and **116 days** for homes under 1,624 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

4.7 Discount from original list: no clear difference



The average is **12.5%** for homes over 3,311 SF and **7.0%** for homes under 1,624 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

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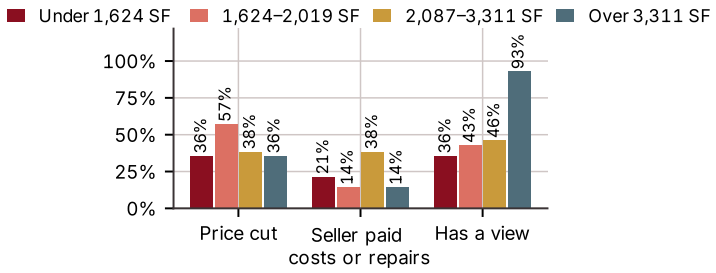
4.8 How often: price cut before sale, seller paid closing costs or repairs, has a view



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

- 36% of homes over 3,311 SF had a price cut before sale, against 36% of homes under 1,624 SF. Defined in 8.1.7.
- 14% of homes over 3,311 SF had the seller pay closing costs or repairs, against 21% of homes under 1,624 SF. Defined in 8.1.8.
- 93% of homes over 3,311 SF have a view, against 36% of homes under 1,624 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 1,624 SF 14 sales	1,624–2,019 SF 14 sales	2,087–3,311 SF 13 sales	Over 3,311 SF 14 sales	All 55 sales	Real difference?
Net sale price average	$500,700	$602,069	$872,988	$1,879,586	$965,488	✓ large
Net price per SF average	$360	$328	$324	$379	$348	unclear
Living area average	1,399	1,840	2,614	5,072	2,733	by design
Year built median	1960	2016	2004	2004	2004	unclear

4.10 The numbers: selling

	Under 1,624 SF 14 sales	1,624–2,019 SF 14 sales	2,087–3,311 SF 13 sales	Over 3,311 SF 14 sales	All 55 sales	Real difference?
Days on market median	116	64	63	126	92	unclear
Discount from original list average	7.0%	6.7%	6.3%	12.5%	8.2%	unclear
Price cut before sale	36%	57%	38%	36%	42%	unclear
Seller paid closing costs or repairs	21%	14%	38%	14%	22%	unclear
Has a view	36%	43%	46%	93%	55%	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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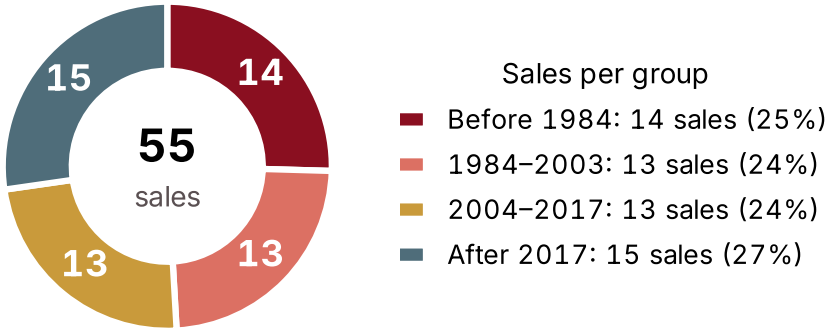
5. Quartiles by year built

Resale homes · 55 sales · November 23, 2025 – November 22, 2026

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



Bottom line: no measure differs enough between the groups to rule out chance.

5.1 Key differences

The top group against the bottom group: no measure differs enough to rule out chance.

5.2 At a glance

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

	Before 1984	1984–2003	2004–2017	After 2017	Real difference?
Net sale price	$765K	$885K	$1.43M	$824K	unclear
Net price per SF	$364 per SF	$274 per SF	$407 per SF	$347 per SF	unclear
Living area	2,094 SF	3,338 SF	3,253 SF	2,356 SF	unclear
Days on market	116 days	63 days	100 days	68 days	unclear
Discount from original list	9.8%	8.5%	8.5%	6.1%	unclear
Price cut before sale	43%	31%	46%	47%	unclear
Seller paid closing costs or repairs	29%	38%	8%	13%	unclear
Has a view	43%	62%	62%	53%	unclear

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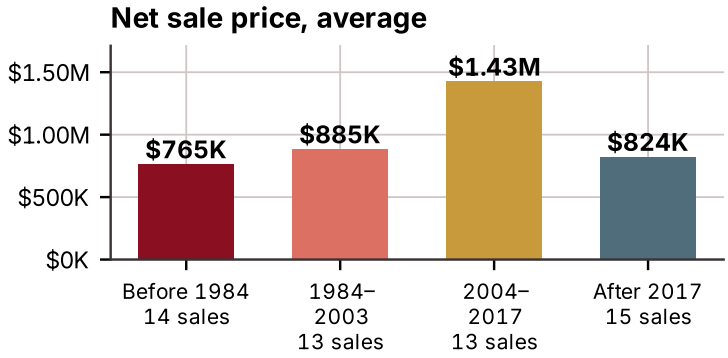
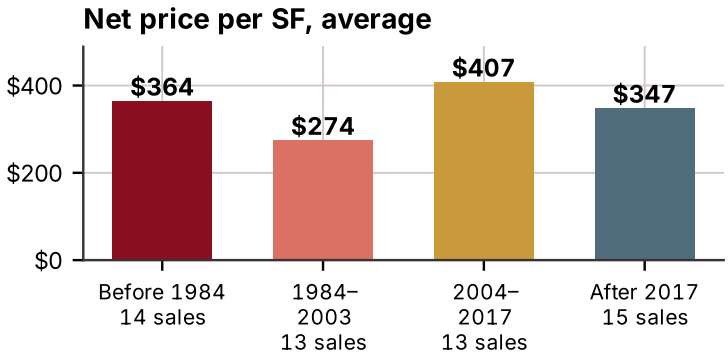
5.3 Net sale price: no clear difference



The average is **$824K** for homes built after 2017 and **$765K** for homes built before 1984. It does not move in a straight line; homes built 2004–2017 are highest. Defined in 8.1.1.

– No clear difference · could be chance

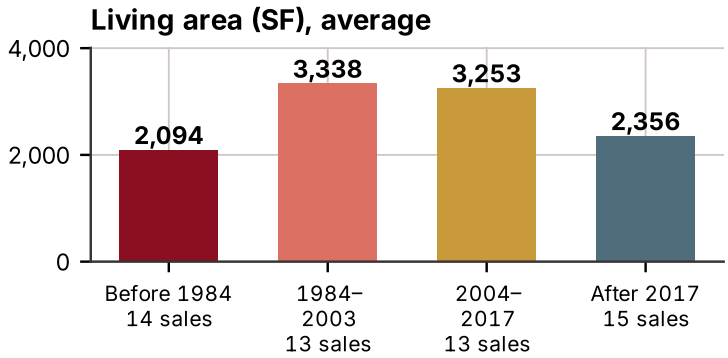
5.4 Net price per SF: no clear difference



The average is **$347 per SF** for homes built after 2017 and **$364 per SF** for homes built before 1984. It does not move in a straight line; homes built 2004–2017 are highest. Defined in 8.1.2.

– No clear difference · could be chance

5.5 Living area: no clear difference



The average is **2,356 SF** for homes built after 2017 and **2,094 SF** for homes built before 1984. It does not move in a straight line; homes built 1984–2003 are highest. Defined in 8.1.3.

– No clear difference · could be chance

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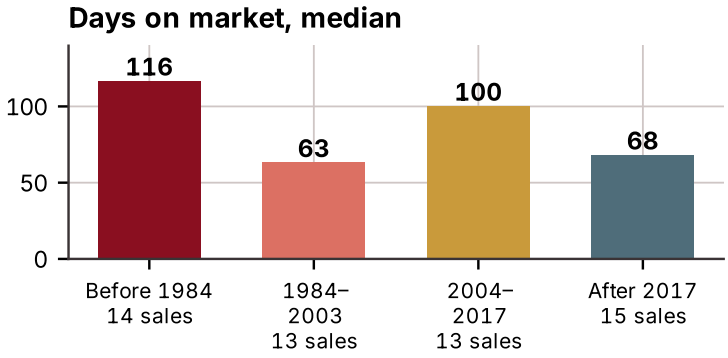
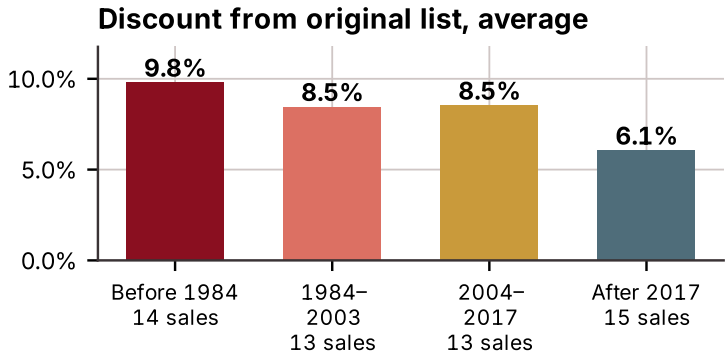
5.6 Days on market: no clear difference



The median is **68 days** for homes built after 2017 and **116 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 **6.1%** for homes built after 2017 and **9.8%** 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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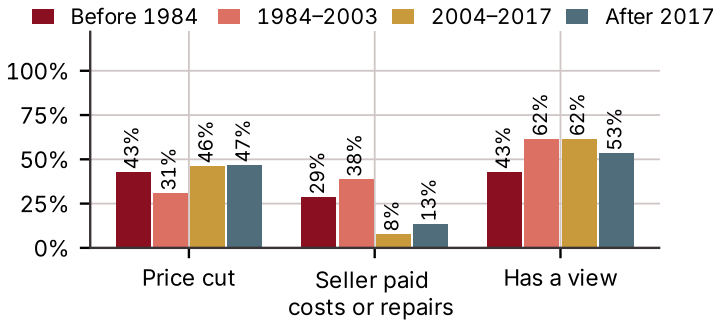
5.8 How often: price cut before sale, seller paid closing costs or repairs, has a view



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

- 47% of homes built after 2017 had a price cut before sale, against 43% of homes built before 1984. Defined in 8.1.7.
- 13% of homes built after 2017 had the seller pay closing costs or repairs, against 29% of homes built before 1984. Defined in 8.1.8.
- 53% of homes built after 2017 have a view, against 43% 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 14 sales	1984–2003 13 sales	2004–2017 13 sales	After 2017 15 sales	All 55 sales	Real difference?
Net sale price average	$764,671	$884,635	$1,426,112	$823,780	$965,488	unclear
Net price per SF average	$364	$274	$407	$347	$348	unclear
Living area average	2,094	3,338	3,253	2,356	2,733	unclear
Year built median	1943	1997	2012	2021	2004	by design

5.10 The numbers: selling

	Before 1984 14 sales	1984–2003 13 sales	2004–2017 13 sales	After 2017 15 sales	All 55 sales	Real difference?
Days on market median	116	63	100	68	92	unclear
Discount from original list average	9.8%	8.5%	8.5%	6.1%	8.2%	unclear
Price cut before sale	43%	31%	46%	47%	42%	unclear
Seller paid closing costs or repairs	29%	38%	8%	13%	22%	unclear
Has a view	43%	62%	62%	53%	55%	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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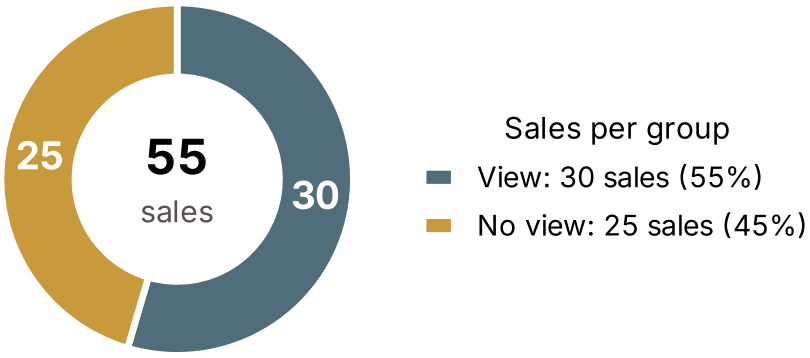
6. View and no view

Resale homes · 55 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.



Bottom line

- Homes with a view sell for about $775K (143%) more than homes without a view.
- Homes with a view sell for about $114 per SF (40%) more than homes without a view.
- Homes with a view are about 1,440 SF (74%) 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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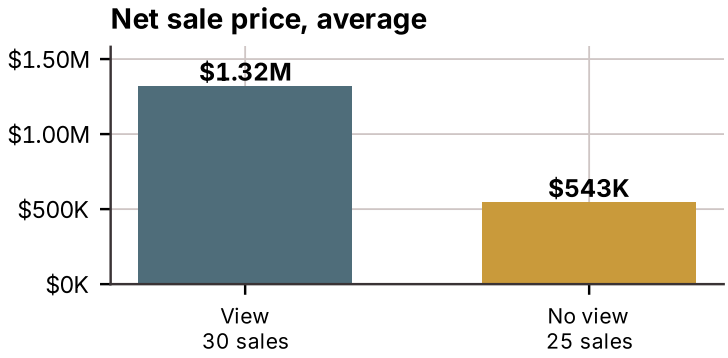
6.2 At a glance

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	$1.32M **Highest**	$543K **Lowest**	✓ large
Net price per SF	$400 per SF **Highest**	$286 per SF **Lowest**	✓ medium
Living area	3,390 SF **Largest**	1,946 SF **Smallest**	✓ medium
Year built	2004	1999	unclear
Days on market	140 days	63 days	unclear
Discount from original list	9.4%	6.6%	unclear
Price cut before sale	40%	44%	unclear
Seller paid closing costs or repairs	23%	20%	unclear

6.3 Homes with a view sell for about $775K (143%) more than homes without a view



The average is **$1.32M** for homes with a view and **$543K** for homes without a view.

Defined in 8.1.1.

✓ **Real difference** · large

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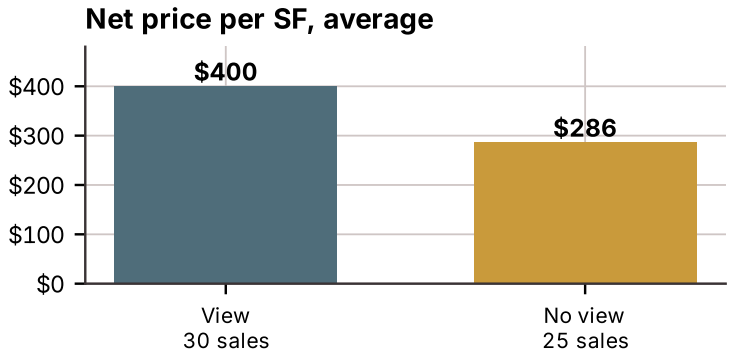
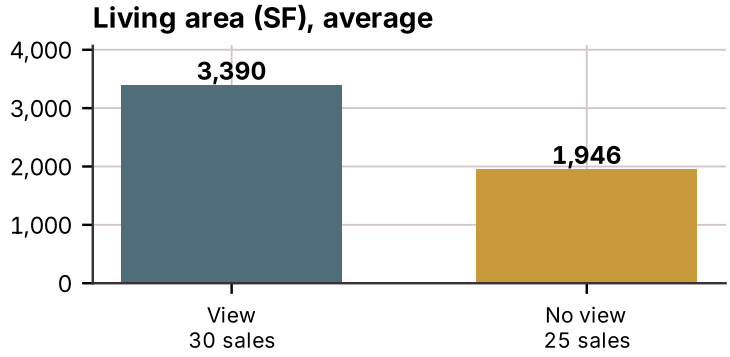
6.4 Homes with a view sell for about $114 per SF (40%) more than homes without a view



The average is **$400 per SF** for homes with a view and **$286 per SF** for homes without a view. Defined in 8.1.2.

✓ **Real difference** · medium

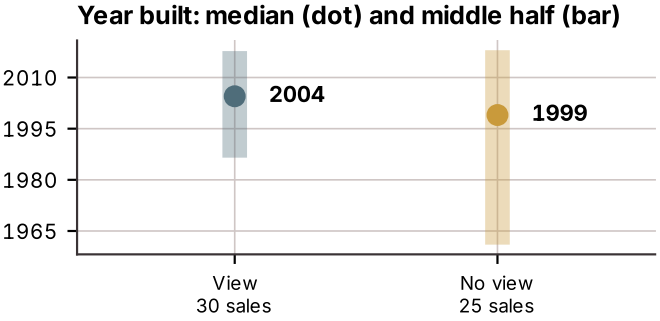
6.5 Homes with a view are about 1,440 SF (74%) larger than homes without a view



The average is **3,390 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 **2004** 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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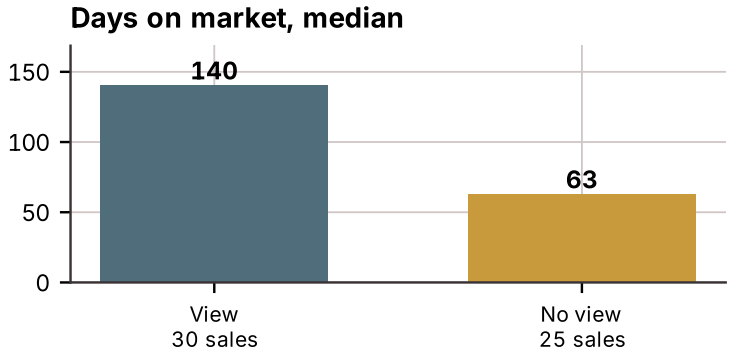
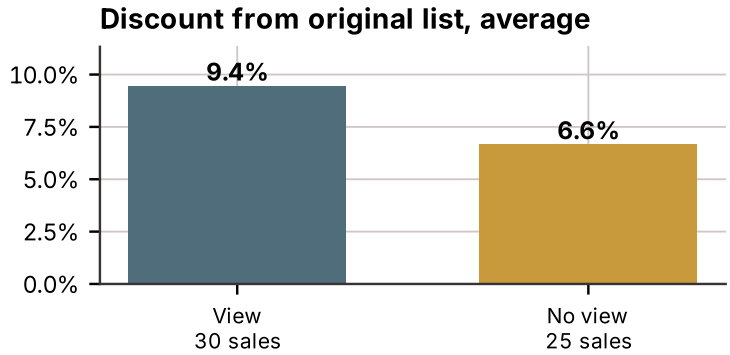
6.7 Days on market: no clear difference



The median is **140 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

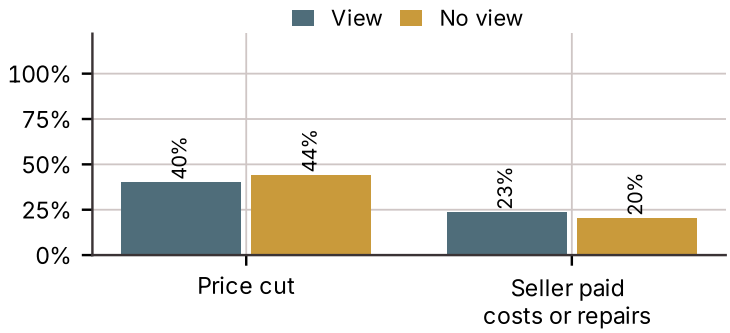
6.8 Discount from original list: no clear difference



The average is **9.4%** 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.

- 40% of homes with a view had a price cut before sale, against 44% of homes without a view. Defined in 8.1.7.
- 23% 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 30 sales	No view 25 sales	All 55 sales	Real difference?
Net sale price average	$1,317,897	$542,596	$965,488	✓ large
Net price per SF average	$400	$286	$348	✓ medium
Living area average	3,390	1,946	2,733	✓ medium
Year built median	2004	1999	2004	unclear

6.11 The numbers: selling

	View 30 sales	No view 25 sales	All 55 sales	Real difference?
Days on market median	140	63	92	unclear
Discount from original list average	9.4%	6.6%	8.2%	unclear
Price cut before sale	40%	44%	42%	unclear
Seller paid closing costs or repairs	23%	20%	22%	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 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: 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 Gillespie County.

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 55 resale sales. Average $965,488; median $641,600; standard deviation $754,821; middle half (25th–75th percentile) $455,000–$1,200,000; lowest $285,000, highest $3,882,500. 12 sales had a seller payment; their median payment was $10,814.

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 55 resale sales. Average $348; median $294; standard deviation $148; middle half (25th–75th percentile) $235–$430; lowest $154, 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 55 resale sales. Average 2,733; median 2,019; standard deviation 1,590; middle half (25th–75th percentile) 1,612–3,408; lowest 1,088, highest 8,384.

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 55 resale sales. Average 1992; median 2004; standard deviation 36; middle half (25th–75th percentile) 1980–2018; 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 55 resale sales. Average 152; median 92; standard deviation 192; middle half (25th–75th percentile) 34–189; 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 55 resale sales. Average 8.2%; median 6.3%; standard deviation 8.5%; middle half (25th–75th percentile) 3.5%–11.1%; lowest −6.9%, highest 38.9%. 2 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 23 of 55 resale sales (41.8%).

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 12 of 55 resale sales (21.8%).

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 30 sales with a view, 25 without, 0 unclassified. Most common View entries: Hill Country 23, Neighborhood 16, Rural 13, None 11, Trees/Woods 11, Panoramic 8, Pasture 7, Water 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 2026-11-23 13:00 UTC), every field. Filter: StandardStatus = Closed, PropertyType = Residential, CountyOrParish = Gillespie.

The data Pulled November 23, 2026: 68 closed Gillespie County records over the prior year. Cities: Fredericksburg (61); Harper (3); Kerrville (2); Stonewall (2). ZIP codes: 5, the most sales in 78624, 78631, 78028, 78671, 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 29 resale sales here (under 80), so the full year is used.

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

The data 64 single-family sales in the window: 55 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 55 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 (13 sales); $455K–$642K: $455,000–$641,600 (15 sales); $658K–$1.15M: $657,500–$1,150,000 (13 sales); Over $1.15M: $1,250,000–$3,882,500 (14 sales)
Quartiles by living area: Under 1,624 SF: 1,088–1,600 SF (14 sales); 1,624–2,019 SF: 1,624–2,019 SF (14 sales); 2,087–3,311 SF: 2,087–3,311 SF (13 sales); Over 3,311 SF: 3,504–8,384 SF (14 sales)
Quartiles by year built: Before 1984: 1846–1975 (14 sales); 1984–2003: 1984–2003 (13 sales); 2004–2017: 2004–2017 (13 sales); After 2017: 2018–2024 (15 sales)
View and no view: View: MLS lists a view (30 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 $965,488, median $641,600. Days on market: average 152, median 92: 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 7 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 = 19.68	3	0.0002	p < 0.0063	**Yes**	$\varepsilon^2 = 0.364$	large
Living area	Kruskal–Wallis	H = 27.73	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.514$	large
Year built	Kruskal–Wallis	H = 1.48	3	0.6873	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.027$	small
Days on market	Kruskal–Wallis	H = 4.67	3	0.1975	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.087$	medium
Discount from original list	Kruskal–Wallis	H = 5.40	3	0.1446	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.100$	medium
Price cut before sale	Chi-square	$\chi^2 = 2.80$	3	0.4241	p < 0.0063	**Unclear**	Cramér's V = 0.225	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 4.00$	3	0.2611	p < 0.0063	**Unclear**	Cramér's V = 0.270	small
Has a view	Chi-square	$\chi^2 = 26.27$	3	< 0.0001	p < 0.0063	**Yes**	Cramér's V = 0.691	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 = 29.42	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.545$	large
Net price per SF	Kruskal–Wallis	H = 3.00	3	0.3915	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.056$	small
Year built	Kruskal–Wallis	H = 7.15	3	0.0673	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.132$	medium
Days on market	Kruskal–Wallis	H = 3.16	3	0.3670	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.059$	small
Discount from original list	Kruskal–Wallis	H = 3.35	3	0.3410	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.062$	medium
Price cut before sale	Chi-square	$\chi^2 = 1.84$	3	0.6062	p < 0.0063	**Unclear**	Cramér's V = 0.183	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 3.04$	3	0.3849	p < 0.0063	**Unclear**	Cramér's V = 0.235	small
Has a view	Chi-square	$\chi^2 = 11.43$	3	0.0096	p < 0.0063	**Unclear**	Cramér's V = 0.456	medium

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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 = 1.75	3	0.6262	p < 0.0063	**Unclear**	ε^2 = 0.032	small
Net price per SF	Kruskal–Wallis	H = 5.10	3	0.1646	p < 0.0063	**Unclear**	ε^2 = 0.094	medium
Living area	Kruskal–Wallis	H = 9.79	3	0.0204	p < 0.0063	**Unclear**	ε^2 = 0.181	large
Days on market	Kruskal–Wallis	H = 2.29	3	0.5139	p < 0.0063	**Unclear**	ε^2 = 0.042	small
Discount from original list	Kruskal–Wallis	H = 2.55	3	0.4661	p < 0.0063	**Unclear**	ε^2 = 0.047	small
Price cut before sale	Chi-square	χ^2 = 0.90	3	0.8245	p < 0.0063	**Unclear**	Cramér's V = 0.128	small
Seller paid closing costs or repairs	Chi-square	χ^2 = 4.64	3	0.2002	p < 0.0063	**Unclear**	Cramér's V = 0.290	small
Has a view	Chi-square	χ^2 = 1.29	3	0.7308	p < 0.0063	**Unclear**	Cramér's V = 0.153	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 = 638.00	—	< 0.0001	p < 0.0063	**Yes**	rank-biserial r = 0.701	large
Net price per SF	Mann–Whitney U	U = 551.00	—	0.0030	p < 0.0063	**Yes**	rank-biserial r = 0.469	medium
Living area	Mann–Whitney U	U = 549.00	—	0.0034	p < 0.0063	**Yes**	rank-biserial r = 0.464	medium
Year built	Mann–Whitney U	U = 398.00	—	0.7035	p < 0.0063	**Unclear**	rank-biserial r = 0.061	negligible
Days on market	Mann–Whitney U	U = 457.00	—	0.1683	p < 0.0063	**Unclear**	rank-biserial r = 0.219	small
Discount from original list	Mann–Whitney U	U = 418.50	—	0.4672	p < 0.0063	**Unclear**	rank-biserial r = 0.116	small
Price cut before sale	Chi-square	χ^2 = 0.09	1	0.7646	p < 0.0063	**Unclear**	Cramér's V = 0.040	negligible
Seller paid closing costs or repairs	Chi-square	χ^2 = 0.09	1	0.7657	p < 0.0063	**Unclear**	Cramér's V = 0.040	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 55 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 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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