Gonzales County

Texas

Resale homes · closed Nov 22 – Nov 21, 2026

Prepared for Buyers, sellers and agents

Prepared by ALEX Intelligence for ALEX Real Estate

Market Study · Resale Analysis

Version 2.4

November 22, 2026 · 6:46 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
28	**$266,375**	**$144**	**110 days**
single-family resale homes	average $284,964	average $154	average 126 days

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1. Summary

Resale homes · 28 sales · November 22, 2025 – November 21, 2026

This study looks at the **28 resale homes** sold in Gonzales County in the **365 days** to November 21, 2026. A full year is used because only 17 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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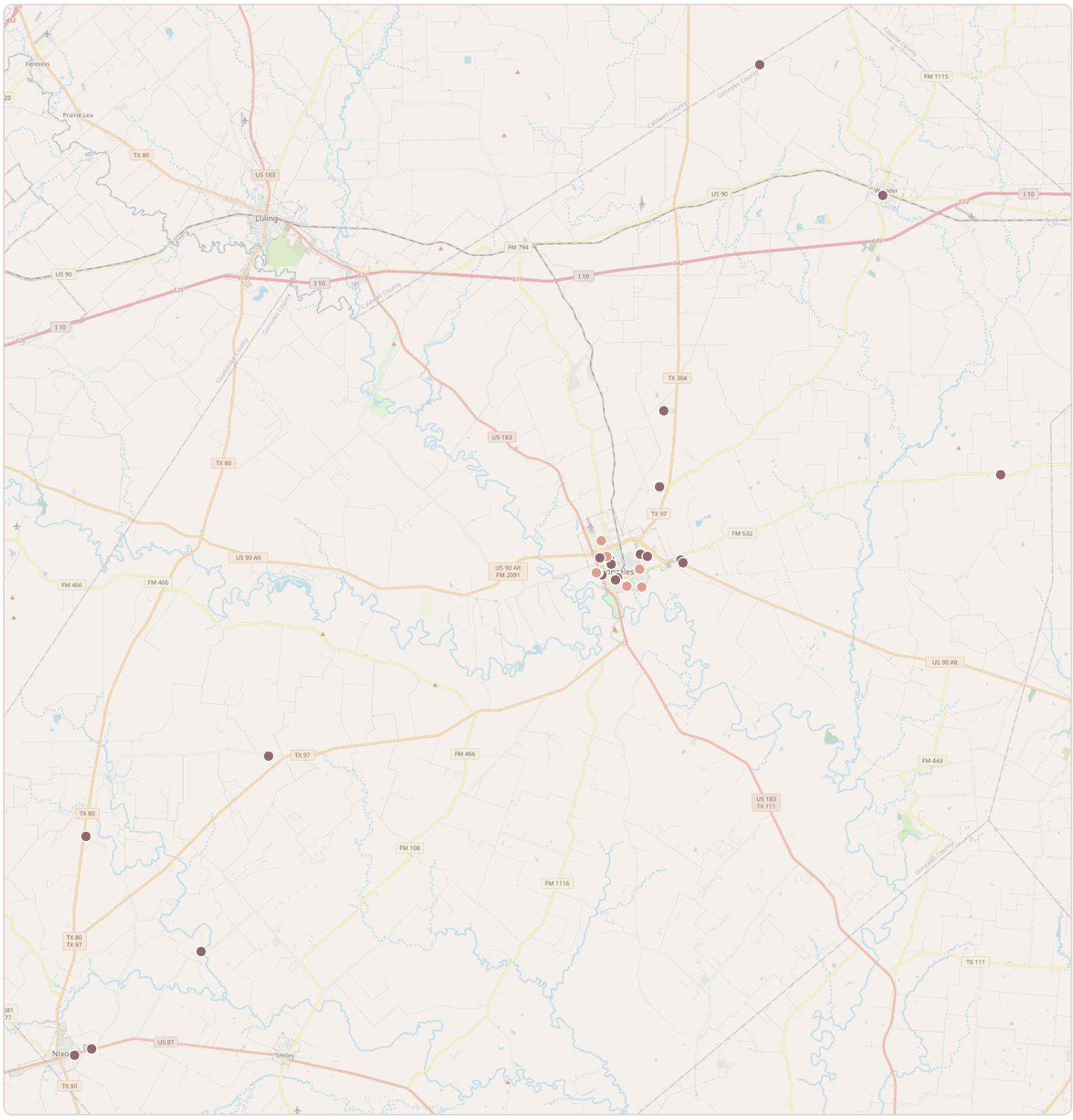
2. Where the resale homes sold

28 resale homes · colored by price range

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



● Under $162K · 7 sales ● $162K–$262K · 7 sales ● $271K–$337K · 7 sales ● Over $337K · 7 sales

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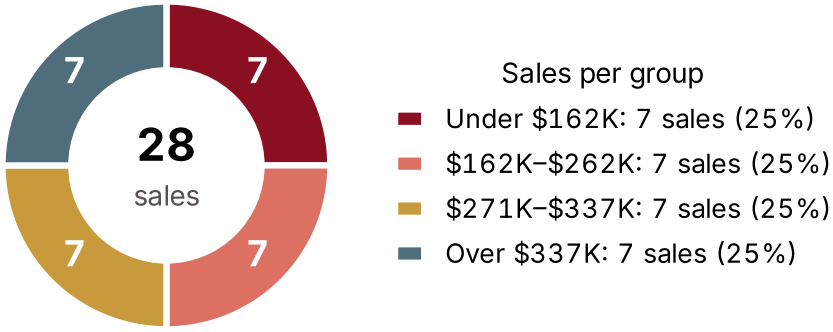
3. Quartiles by net sale price

Resale homes · 28 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.



Bottom line

- Homes over $337K are about 1,400 SF (126%) larger than homes under $162K.
- Homes over $337K sell for about $131 per SF (151%) more than homes under $162K.

3.1 Key differences

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

Under $162K $162K–$262K $271K–$337K Over $337K

Higher-priced homes Over $337K

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

Lower-priced homes Under $162K

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

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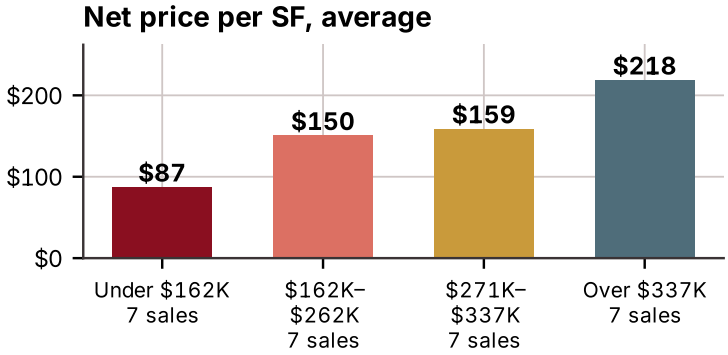
3.2 At a glance

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 $162K	$162K–$262K	$271K–$337K	Over $337K	Real difference?
Net price per SF	$87 per SF **Lowest**	$150 per SF	$159 per SF	$218 per SF **Highest**	✓ large
Living area	1,109 SF **Smallest**	1,487 SF	2,091 SF	2,506 SF **Largest**	✓ large
Year built	1958	1950	1960	1987	unclear
Days on market	6 days	160 days	153 days	121 days	unclear
Discount from original list	7.5%	3.6%	7.9%	8.3%	unclear
Price cut before sale	14%	29%	57%	43%	unclear
Seller paid closing costs or repairs	14%	86%	86%	29%	unclear
Has a view	29%	29%	71%	100%	unclear

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

3.3 Homes over $337K sell for about $131 per SF (151%) more than homes under $162K



The average is **$218 per SF** for homes over $337K and **$87 per SF** for homes under $162K. It rises step by step from the lowest range to the highest. Defined in 8.1.2.

✓ **Real difference** · large

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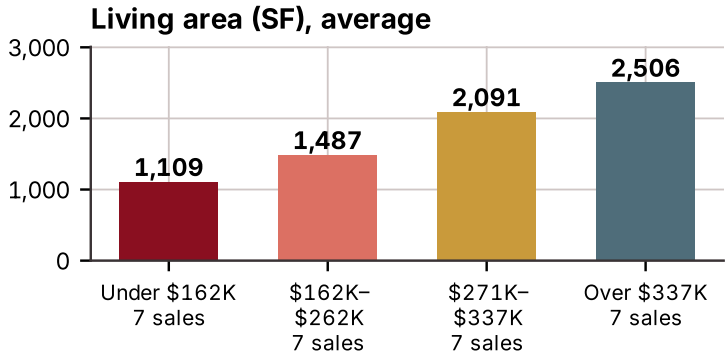
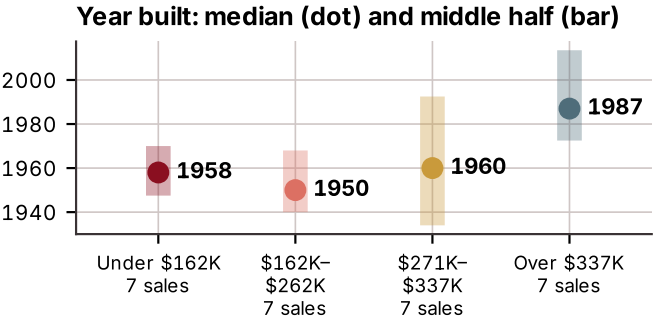
3.4 Homes over $337K are about 1,400 SF (126%) larger than homes under $162K



The average is **2,506 SF** for homes over $337K and **1,109 SF** for homes under $162K. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

✓ **Real difference** · large

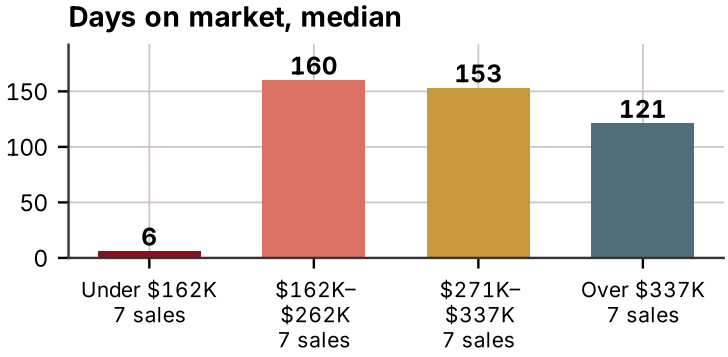
3.5 Year built: no clear difference



The median is **1987** for homes over $337K and **1958** for homes under $162K. It does not move in a straight line; homes over $337K are highest. Defined in 8.1.4.

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

3.6 Days on market: no clear difference



The median is **121 days** for homes over $337K and **6 days** for homes under $162K. It does not move in a straight line; homes $162K–$262K are highest. Defined in 8.1.5.

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

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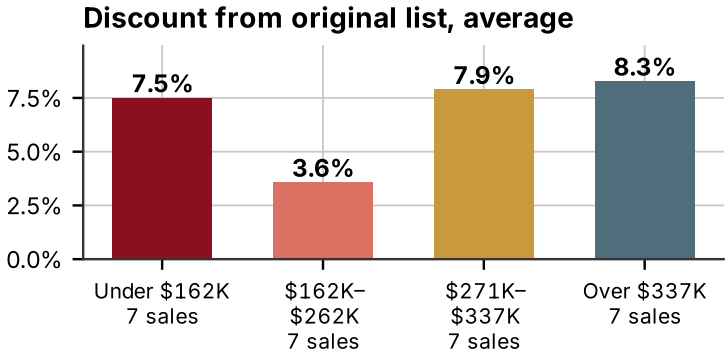
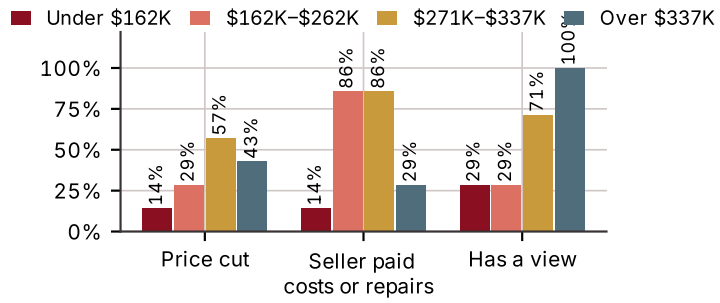
3.7 Discount from original list: no clear difference



The average is **8.3%** for homes over $337K and **7.5%** for homes under $162K. It does not move in a straight line; homes over $337K 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.

- 43% of homes over $337K had a price cut before sale, against 14% of homes under $162K. Defined in 8.1.7.
- 29% of homes over $337K had the seller pay closing costs or repairs, against 14% of homes under $162K. Defined in 8.1.8.
- 100% of homes over $337K have a view, against 29% of homes under $162K. Defined in 8.1.9.

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

3.9 The numbers: price and size

	Under $162K 7 sales	$162K– $262K 7 sales	$271K– $337K 7 sales	Over $337K 7 sales	All 28 sales	Real difference?
Net sale price average	$91,581	$210,446	$301,074	$536,757	$284,964	by design
Net price per SF average	$87	$150	$159	$218	$154	✓ large
Living area average	1,109	1,487	2,091	2,506	1,798	✓ large
Year built median	1958	1950	1960	1987	1960	unclear

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3.10 The numbers: selling

	Under $162K 7 sales	$162K–$262K 7 sales	$271K–$337K 7 sales	Over $337K 7 sales	All 28 sales	Real difference?
Days on market median	6	160	153	121	110	unclear
Discount from original list average	7.5%	3.6%	7.9%	8.3%	6.8%	unclear
Price cut before sale	14%	29%	57%	43%	36%	unclear
Seller paid closing costs or repairs	14%	86%	86%	29%	54%	unclear
Has a view	29%	29%	71%	100%	57%	unclear

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

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4. Quartiles by living area

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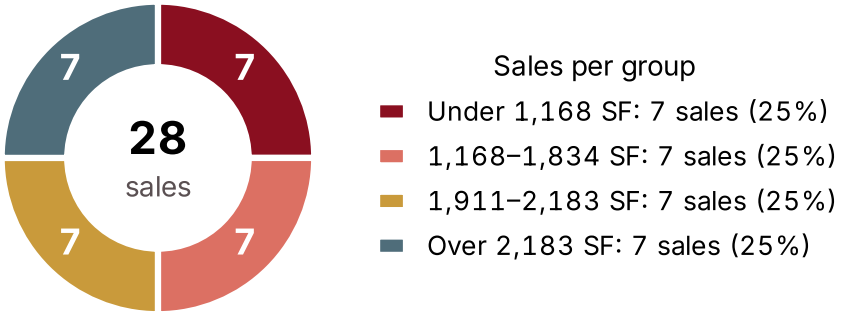
Sales ranked by living area and cut into four equal groups, from the smallest homes to the largest.



Bottom line

- Homes over 2,183 SF sell for about $396K (348%) more than homes under 1,168 SF.

4.1 Key differences

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

Under 1,168 SF · 1,168–1,834 SF · 1,911–2,183 SF · Over 2,183 SF

Larger homes Over 2,183 SF

- Sell for much more.

Smaller homes Under 1,168 SF

- Sell for much less.

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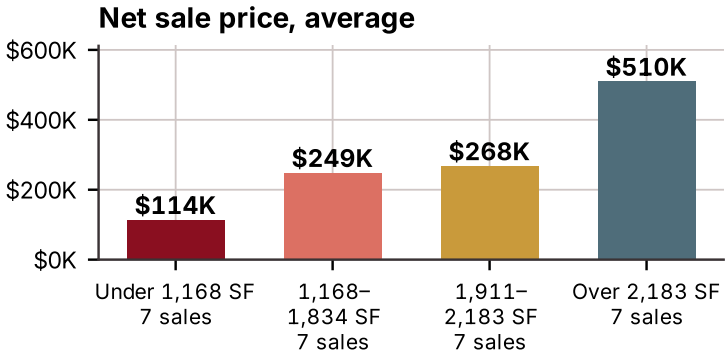
4.2 At a glance

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 1,168 SF	1,168–1,834 SF	1,911–2,183 SF	Over 2,183 SF	Real difference?
Net sale price	$114K Lowest	$249K	$268K	$510K Highest	✓ large
Net price per SF	$121 per SF	$171 per SF	$132 per SF	$191 per SF	unclear
Year built	1970	1978	1943	1985	unclear
Days on market	12 days	160 days	153 days	121 days	unclear
Discount from original list	8.9%	10.1%	0.8%	7.4%	unclear
Price cut before sale	14%	71%	29%	29%	unclear
Seller paid closing costs or repairs	29%	86%	57%	43%	unclear
Has a view	14%	43%	86%	86%	unclear

4.3 Homes over 2,183 SF sell for about $396K (348%) more than homes under 1,168 SF



The average is **$510K** for homes over 2,183 SF and **$114K** for homes under 1,168 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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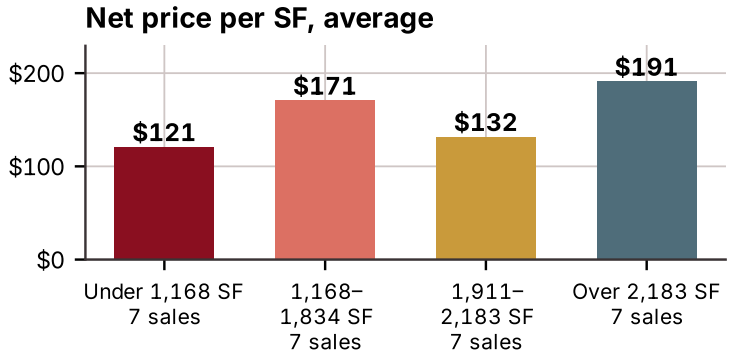
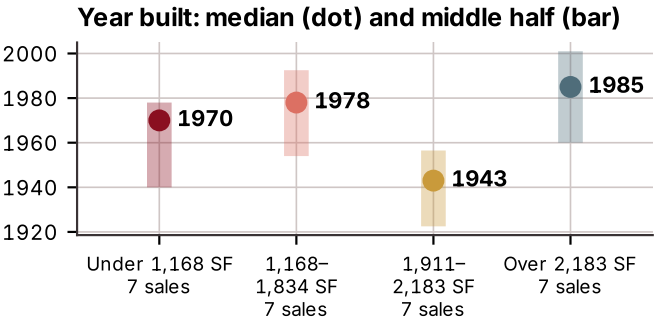
4.4 Net price per SF: no clear difference



The average is **$191 per SF** for homes over 2,183 SF and **$121 per SF** for homes under 1,168 SF. It does not move in a straight line; homes over 2,183 SF are highest. Defined in 8.1.2.

– No clear difference · could be chance

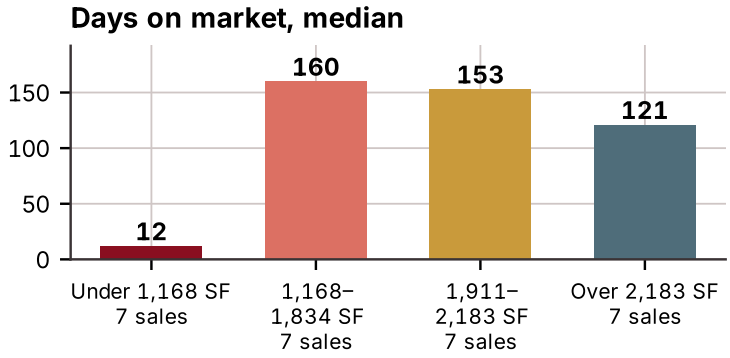
4.5 Year built: no clear difference



The median is **1985** for homes over 2,183 SF and **1970** for homes under 1,168 SF. It does not move in a straight line; homes over 2,183 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 **121 days** for homes over 2,183 SF and **12 days** for homes under 1,168 SF. It does not move in a straight line; homes 1,168–1,834 SF are highest. Defined in 8.1.5.

– No clear difference · could be chance

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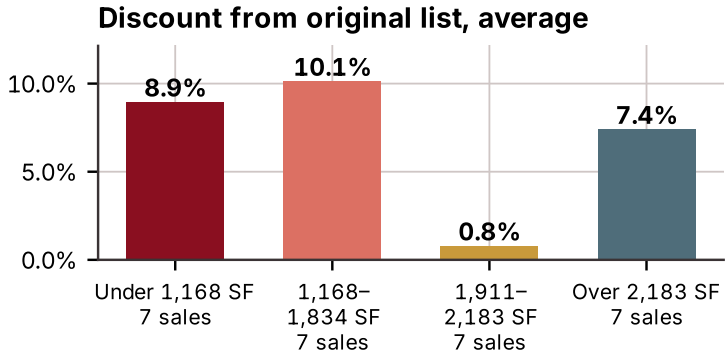
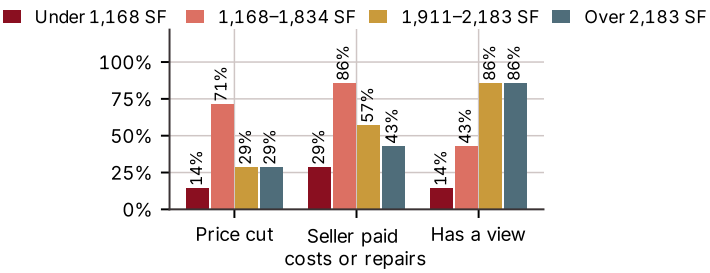
4.7 Discount from original list: no clear difference



The average is **7.4%** for homes over 2,183 SF and **8.9%** for homes under 1,168 SF. It does not move in a straight line; homes 1,168–1,834 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.

- 29% of homes over 2,183 SF had a price cut before sale, against 14% of homes under 1,168 SF. Defined in 8.1.7.
- 43% of homes over 2,183 SF had the seller pay closing costs or repairs, against 29% of homes under 1,168 SF. Defined in 8.1.8.
- 86% of homes over 2,183 SF have a view, against 14% of homes under 1,168 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 1,168 SF 7 sales	1,168–1,834 SF 7 sales	1,911–2,183 SF 7 sales	Over 2,183 SF 7 sales	All 28 sales	Real difference?
Net sale price average	$113,857	$248,508	$267,843	$509,650	$284,964	✓ large
Net price per SF average	$121	$171	$132	$191	$154	unclear
Living area average	925	1,479	2,028	2,761	1,798	by design
Year built median	1970	1978	1943	1985	1960	unclear

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4.10 The numbers: selling

	Under 1,168 SF 7 sales	1,168–1,834 SF 7 sales	1,911–2,183 SF 7 sales	Over 2,183 SF 7 sales	All 28 sales	Real difference?
Days on market median	12	160	153	121	110	unclear
Discount from original list average	8.9%	10.1%	0.8%	7.4%	6.8%	unclear
Price cut before sale	14%	71%	29%	29%	36%	unclear
Seller paid closing costs or repairs	29%	86%	57%	43%	54%	unclear
Has a view	14%	43%	86%	86%	57%	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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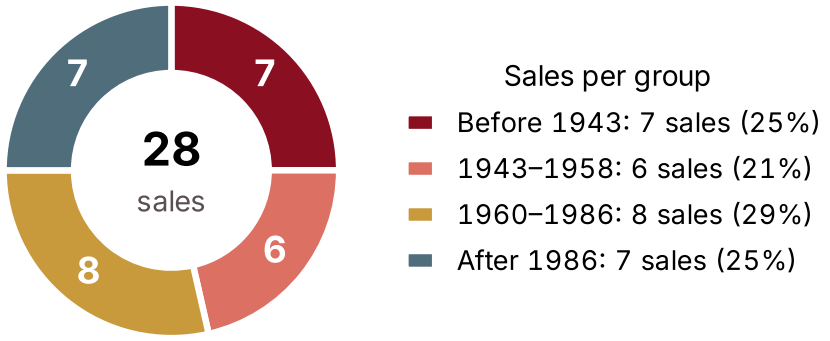
5. Quartiles by year built

Resale homes · 28 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 1943	1943–1958	1960–1986	After 1986	Real difference?
Net sale price	$239K	$203K	$229K	$465K	unclear
Net price per SF	$138 per SF	$117 per SF	$125 per SF	$234 per SF	unclear
Living area	1,641 SF	1,735 SF	1,812 SF	1,994 SF	unclear
Days on market	59 days	92 days	92 days	126 days	unclear
Discount from original list	8.5%	2.3%	9.0%	6.5%	unclear
Price cut before sale	29%	33%	50%	29%	unclear
Seller paid closing costs or repairs	43%	83%	25%	71%	unclear
Has a view	57%	33%	50%	86%	unclear

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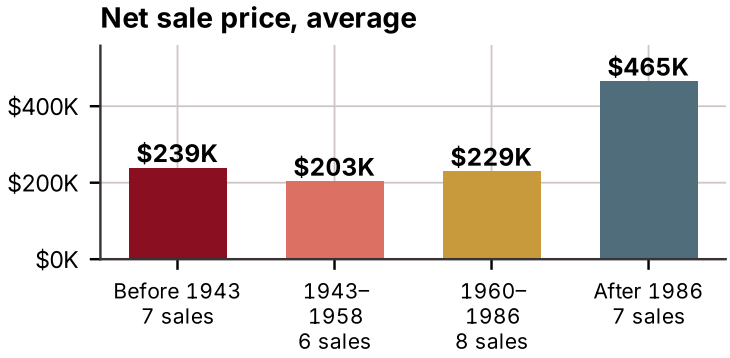
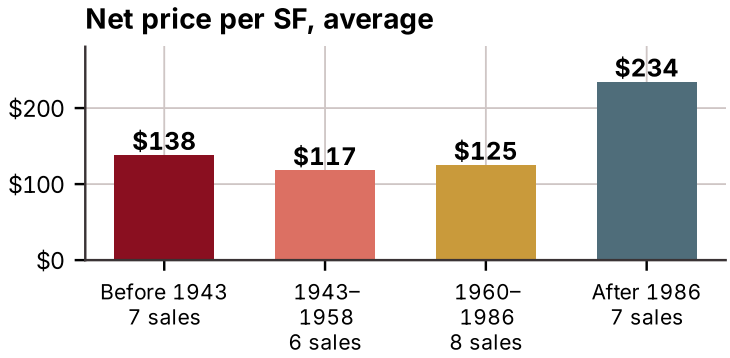
5.3 Net sale price: no clear difference



The average is **$465K** for homes built after 1986 and **$239K** for homes built before 1943. It does not move in a straight line; homes built after 1986 are highest. Defined in 8.1.1.

– No clear difference · could be chance

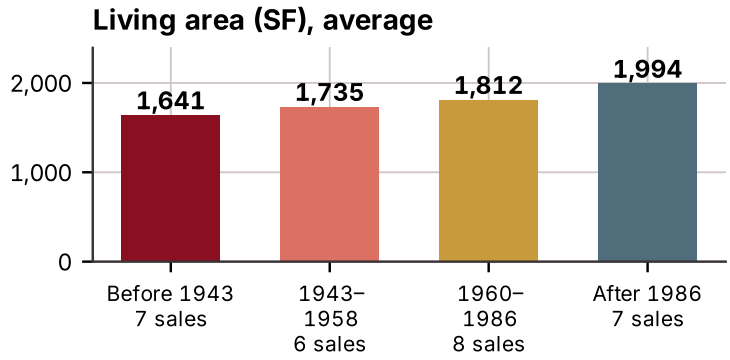
5.4 Net price per SF: no clear difference



The average is **$234 per SF** for homes built after 1986 and **$138 per SF** for homes built before 1943. It does not move in a straight line; homes built after 1986 are highest. Defined in 8.1.2.

– No clear difference · could be chance

5.5 Living area: no clear difference



The average is **1,994 SF** for homes built after 1986 and **1,641 SF** for homes built before 1943. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

– No clear difference · could be chance

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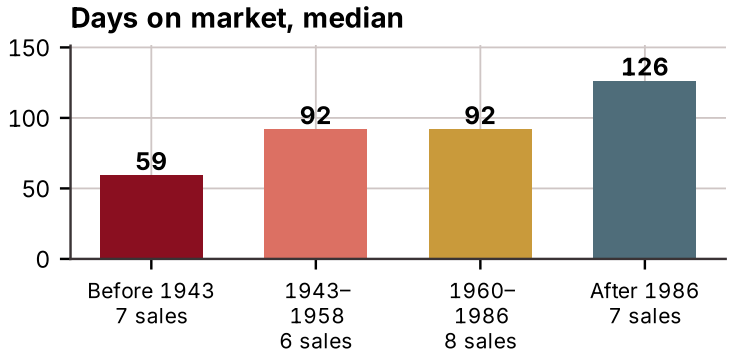
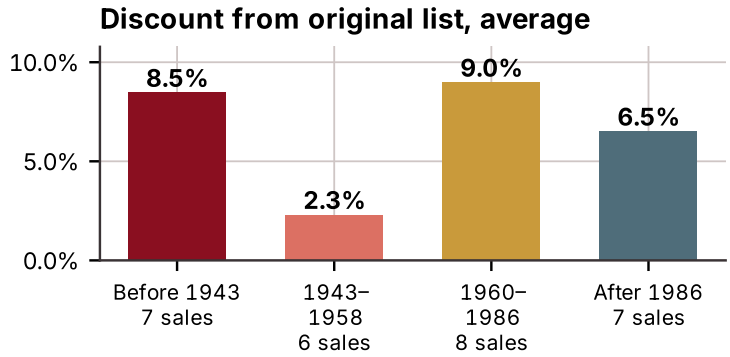
5.6 Days on market: no clear difference



The median is **126 days** for homes built after 1986 and **59 days** for homes built before 1943. It rises step by step from the lowest range to the highest. Defined in 8.1.5.

– No clear difference · could be chance

5.7 Discount from original list: no clear difference



The average is **6.5%** for homes built after 1986 and **8.5%** for homes built before 1943. It does not move in a straight line; homes built 1960–1986 are highest. Defined in 8.1.6.

– No clear difference · could be chance

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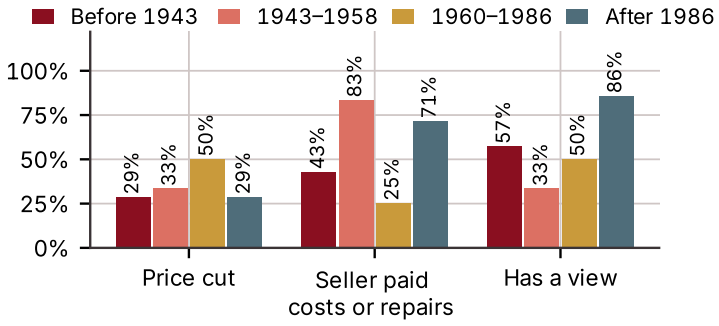
5.8 How often: price cut before sale, seller paid closing costs or repairs, has a view



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

- 29% of homes built after 1986 had a price cut before sale, against 29% of homes built before 1943. Defined in 8.1.7.
- 71% of homes built after 1986 had the seller pay closing costs or repairs, against 43% of homes built before 1943. Defined in 8.1.8.
- 86% of homes built after 1986 have a view, against 57% of homes built before 1943. 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 1943 7 sales	1943–1958 6 sales	1960–1986 8 sales	After 1986 7 sales	All 28 sales	Real difference?
Net sale price average	$238,750	$203,098	$229,262	$465,009	$284,964	unclear
Net price per SF average	$138	$117	$125	$234	$154	unclear
Living area average	1,641	1,735	1,812	1,994	1,798	unclear
Year built median	1925	1952	1974	2009	1960	by design

5.10 The numbers: selling

	Before 1943 7 sales	1943–1958 6 sales	1960–1986 8 sales	After 1986 7 sales	All 28 sales	Real difference?
Days on market median	59	92	92	126	110	unclear
Discount from original list average	8.5%	2.3%	9.0%	6.5%	6.8%	unclear
Price cut before sale	29%	33%	50%	29%	36%	unclear
Seller paid closing costs or repairs	43%	83%	25%	71%	54%	unclear
Has a view	57%	33%	50%	86%	57%	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

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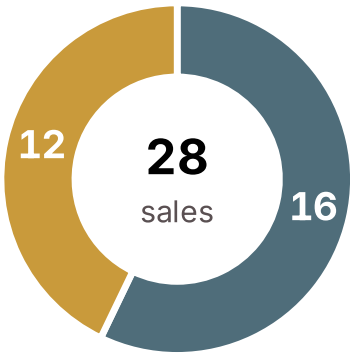
Sales where the MLS lists a view (greenbelt or park, trees, golf course, hill country, water and similar) against those listing none or only the neighborhood.



Sales per group
- View: 16 sales (57%)
- No view: 12 sales (43%)

Bottom line

- Homes with a view sell for about $194K (112%) more than homes without a view.
- Homes with a view are about 690 SF (49%) 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.
- Are much larger.

Homes without a view no view listed
- Sell for much less.
- Are much smaller.

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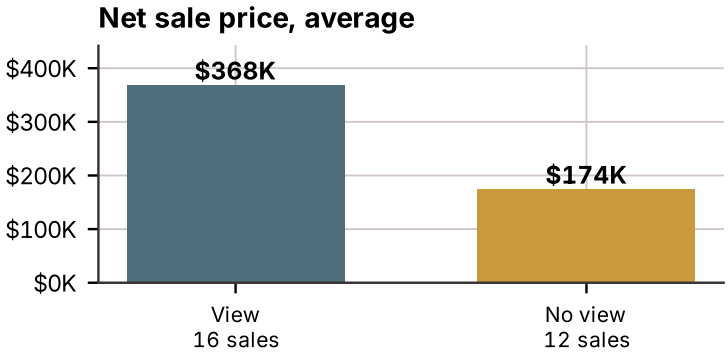
6.2 At a glance

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	$368K **Highest**	$174K **Lowest**	✓ large
Net price per SF	$173 per SF	$128 per SF	unclear
Living area	2,096 SF **Largest**	1,402 SF **Smallest**	✓ large
Year built	1982	1958	unclear
Days on market	154 days	36 days	unclear
Discount from original list	8.8%	4.1%	unclear
Price cut before sale	50%	17%	unclear
Seller paid closing costs or repairs	50%	58%	unclear

6.3 Homes with a view sell for about $194K (112%) more than homes without a view



The average is **$368K** for homes with a view and **$174K** for homes without a view. Defined in 8.1.1.

✓ **Real difference** · large

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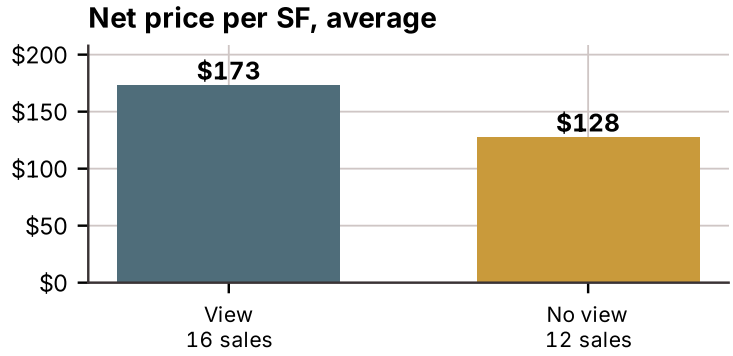
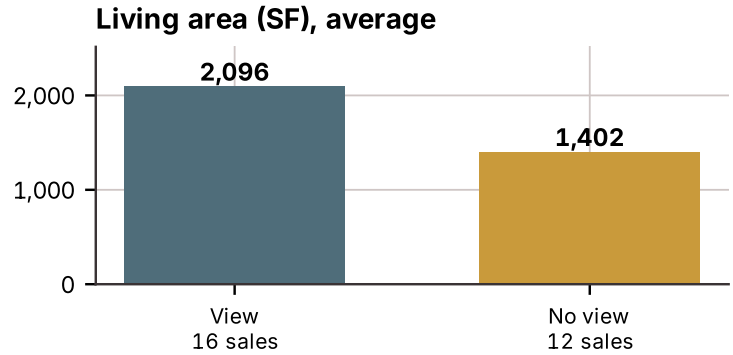
6.4 Net price per SF: no clear difference



The average is **$173 per SF** for homes with a view and **$128 per SF** for homes without a view. Defined in 8.1.2.

– No clear difference · could be chance

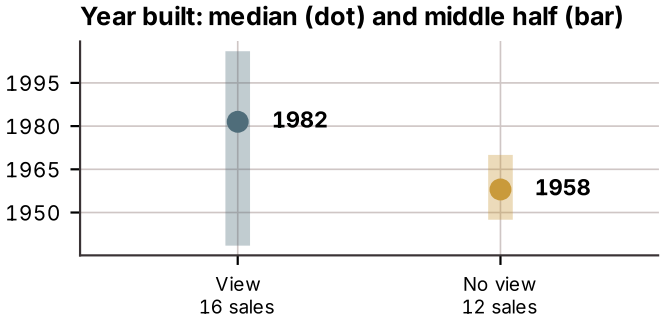
6.5 Homes with a view are about 690 SF (49%) larger than homes without a view



The average is **2,096 SF** for homes with a view and **1,402 SF** for homes without a view. Defined in 8.1.3.

✓ Real difference · large

6.6 Year built: no clear difference



The median is **1982** for homes with a view and **1958** for homes without a view. Defined in 8.1.4.

– No clear difference · could be chance

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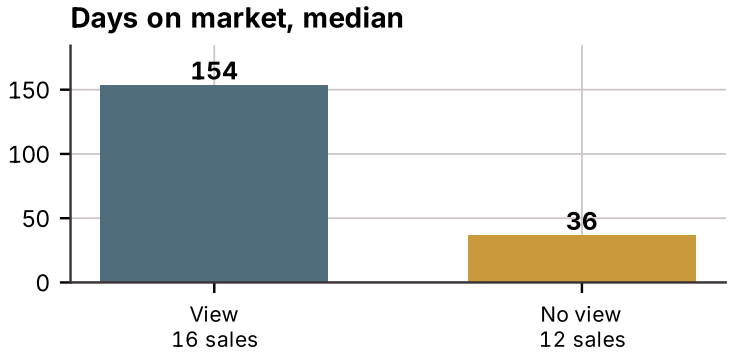
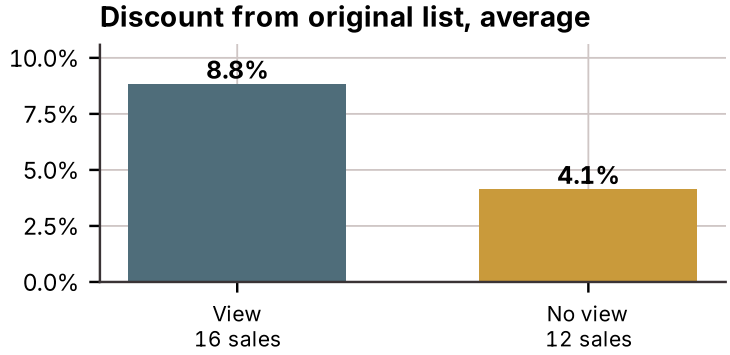
6.7 Days on market: no clear difference



The median is **154 days** for homes with a view and **36 days** for homes without a view. Defined in 8.1.5.

– No clear difference · could be chance

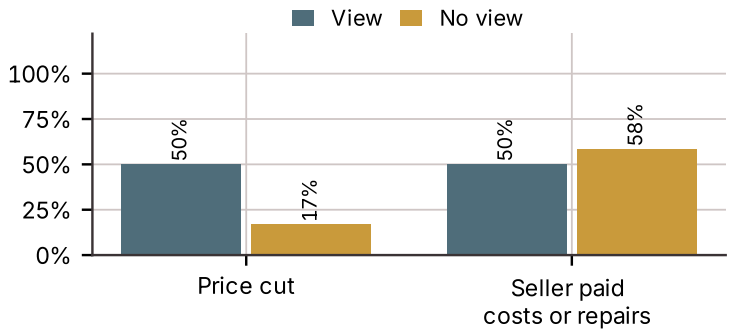
6.8 Discount from original list: no clear difference



The average is **8.8%** for homes with a view and **4.1%** 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.

- 50% of homes with a view had a price cut before sale, against 17% of homes without a view. Defined in 8.1.7.
- 50% of homes with a view had the seller pay closing costs or repairs, against 58% of homes without a view. Defined in 8.1.8.

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

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6.10 The numbers: price and size

	View 16 sales	No view 12 sales	All 28 sales	Real difference?
Net sale price average	$368,207	$173,974	$284,964	✓ large
Net price per SF average	$173	$128	$154	unclear
Living area average	2,096	1,402	1,798	✓ large
Year built median	1982	1958	1960	unclear

6.11 The numbers: selling

	View 16 sales	No view 12 sales	All 28 sales	Real difference?
Days on market median	154	36	110	unclear
Discount from original list average	8.8%	4.1%	6.8%	unclear
Price cut before sale	50%	17%	36%	unclear
Seller paid closing costs or repairs	50%	58%	54%	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 · 3 sales · November 22, 2025 – November 21, 2026

Homes sold new by the builder in the same 365 days. They are left out of every other section and shown here as basic figures only: 3 sales, no groups, no tests.

> **Note**: these are only the new-construction sales reported in ABOR MLS. Builders often sell homes without listing them in the MLS, so these figures do not necessarily represent all new-construction sales in Gonzales County.

Measure	Average	Median
Sales		3
Net sale price	**$393,333**	$360,000
Net price per SF	**$207**	$196
Living area (SF)	**1,892**	1,940
Days on market	**283**	240
Discount from original list	**7.4%**	8.6%
Price cut before sale		33% of sales
Seller paid closing costs or repairs		0% of sales
Year built		2024–2026

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 28 resale sales. Average $284,964; median $266,375; standard deviation $209,001; middle half (25th–75th percentile) $161,142–$343,050; lowest $52,000, highest $1,090,000. 15 sales had a seller payment; their median payment was $10,000.

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 28 resale sales. Average $154; median $144; standard deviation $80; middle half (25th–75th percentile) $108–$176; lowest $43, highest $459.

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 28 resale sales. Average 1,798; median 1,872; standard deviation 739; middle half (25th–75th percentile) 1,144–2,190; lowest 720, highest 3,314.

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 28 resale sales. Average 1966; median 1960; standard deviation 32; middle half (25th–75th percentile) 1942–1986; lowest 1906, highest 2023.

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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 28 resale sales. Average 126; median 110; standard deviation 116; middle half (25th–75th percentile) 20–177; lowest 0, highest 393. 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 28 resale sales. Average 6.8%; median 6.5%; standard deviation 10.0%; middle half (25th–75th percentile) 3.4%–10.9%; lowest −31.7%, highest 29.4%. 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 10 of 28 resale sales (35.7%).

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

The data 15 of 28 resale sales (53.6%).

8.1.9 Has a view

In simple terms The MLS says the home looks over something: a greenbelt or park, trees, golf course, hill country, water and similar.

Statistically View = the View field holds any entry other than “None”, “Neighborhood” or “See Remarks”. No view = only “None” and/or “Neighborhood”. A record whose only entry is “See Remarks” cannot be classified and is left out of the view slice.

The data 16 sales with a view, 12 without, 0 unclassified. Most common View entries: Neighborhood 14, Rural 6, Pasture 5, Trees/Woods 4, City 4, City Lights 2, None 1, Hill Country 1.

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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 12:45 UTC), every field. Filter: StandardStatus = Closed, PropertyType = Residential, CountyOrParish = Gonzales.

The data Pulled November 22, 2026: 34 closed Gonzales County records over the prior year. Cities: Gonzales (26); Nixon (4); Waelder (3); Leesville (1). ZIP codes: 4, the most sales in 78629, 78140, 78959, 78122.

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

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

The data 31 single-family sales in the window: 28 resale, 3 new construction.

8.2.3 Resale and new construction

In simple terms A resale home was previously owned. New construction is sold by the builder and behaves differently, so it is kept out of every analysis and reported once on its own.

Statistically New construction = NewConstructionYN true, or PropertyCondition contains “New Construction” or “Under Construction”. Everything else is resale.

The data 28 resale; 3 new construction.

8.2.4 Sales left out

In simple terms A few records cannot be used as entered and are left out before any analysis.

Statistically Excluded: PropertySubType other than Single Family Residence; no OriginalListPrice; LivingArea under 400 SF; seller payments above 10% of ClosePrice (treated as entry errors).

The data 3 sale(s) other than single-family homes (condo, townhome and similar)

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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 $162K”.

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 $162K: $52,000–$157,068 (7 sales); $162K–$262K: $162,500–$262,000 (7 sales); $271K–$337K: $270,750–$337,400 (7 sales); Over $337K: $360,000–$1,090,000 (7 sales)
Quartiles by living area: Under 1,168 SF: 720–1,070 SF (7 sales); 1,168–1,834 SF: 1,168–1,834 SF (7 sales); 1,911–2,183 SF: 1,911–2,183 SF (7 sales); Over 2,183 SF: 2,211–3,314 SF (7 sales)
Quartiles by year built: Before 1943: 1906–1940 (7 sales); 1943–1958: 1943–1958 (6 sales); 1960–1986: 1960–1986 (8 sales); After 1986: 1987–2023 (7 sales)
View and no view: View: MLS lists a view (16 sales); No view: None or Neighborhood (12 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 $284,964, median $266,375. Days on market: average 126, median 110: 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 $|1 - 2U/(n_1 n_2)|$: ≥ .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 5 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 = 14.27	3	0.0026	p < 0.0063	**Yes**	$\varepsilon^2 = 0.528$	large
Living area	Kruskal–Wallis	H = 15.82	3	0.0012	p < 0.0063	**Yes**	$\varepsilon^2 = 0.586$	large
Year built	Kruskal–Wallis	H = 3.93	3	0.2693	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.145$	large
Days on market	Kruskal–Wallis	H = 7.22	3	0.0652	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.267$	large
Discount from original list	Kruskal–Wallis	H = 0.87	3	0.8321	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.032$	small
Price cut before sale	Chi-square	$\chi^2 = 3.11$	3	0.3748	p < 0.0063	**Unclear**	Cramér's V = 0.333	medium
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 11.92$	3	0.0077	p < 0.0063	**Unclear**	Cramér's V = 0.652	large
Has a view	Chi-square	$\chi^2 = 10.50$	3	0.0148	p < 0.0063	**Unclear**	Cramér's V = 0.612	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 = 16.44	3	0.0009	p < 0.0063	**Yes**	$\varepsilon^2 = 0.609$	large
Net price per SF	Kruskal–Wallis	H = 3.04	3	0.3852	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.113$	medium
Year built	Kruskal–Wallis	H = 4.66	3	0.1987	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.173$	large
Days on market	Kruskal–Wallis	H = 5.13	3	0.1626	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.190$	large
Discount from original list	Kruskal–Wallis	H = 3.39	3	0.3350	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.126$	medium
Price cut before sale	Chi-square	$\chi^2 = 5.60$	3	0.1328	p < 0.0063	**Unclear**	Cramér's V = 0.447	medium
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 5.03$	3	0.1699	p < 0.0063	**Unclear**	Cramér's V = 0.424	medium
Has a view	Chi-square	$\chi^2 = 10.50$	3	0.0148	p < 0.0063	**Unclear**	Cramér's V = 0.612	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 = 6.11	3	0.1062	p < 0.0063	**Unclear**	ε^2 = 0.226	large
Net price per SF	Kruskal–Wallis	H = 10.11	3	0.0177	p < 0.0063	**Unclear**	ε^2 = 0.374	large
Living area	Kruskal–Wallis	H = 1.55	3	0.6706	p < 0.0063	**Unclear**	ε^2 = 0.057	small
Days on market	Kruskal–Wallis	H = 0.38	3	0.9447	p < 0.0063	**Unclear**	ε^2 = 0.014	small
Discount from original list	Kruskal–Wallis	H = 0.44	3	0.9327	p < 0.0063	**Unclear**	ε^2 = 0.016	small
Price cut before sale	Chi-square	χ^2 = 1.04	3	0.7923	p < 0.0063	**Unclear**	Cramér's V = 0.192	small
Seller paid closing costs or repairs	Chi-square	χ^2 = 5.98	3	0.1124	p < 0.0063	**Unclear**	Cramér's V = 0.462	medium
Has a view	Chi-square	χ^2 = 3.89	3	0.2737	p < 0.0063	**Unclear**	Cramér's V = 0.373	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 = 161.00	—	0.0028	p < 0.0063	**Yes**	rank-biserial r = 0.677	large
Net price per SF	Mann–Whitney U	U = 132.00	—	0.0993	p < 0.0063	**Unclear**	rank-biserial r = 0.375	medium
Living area	Mann–Whitney U	U = 157.50	—	0.0046	p < 0.0063	**Yes**	rank-biserial r = 0.641	large
Year built	Mann–Whitney U	U = 117.50	—	0.3292	p < 0.0063	**Unclear**	rank-biserial r = 0.224	small
Days on market	Mann–Whitney U	U = 141.00	—	0.0388	p < 0.0063	**Unclear**	rank-biserial r = 0.469	medium
Discount from original list	Mann–Whitney U	U = 103.50	—	0.7452	p < 0.0063	**Unclear**	rank-biserial r = 0.078	negligible
Price cut before sale	Chi-square	χ^2 = 3.32	1	0.0685	p < 0.0063	**Unclear**	Cramér's V = 0.344	medium
Seller paid closing costs or repairs	Chi-square	χ^2 = 0.19	1	0.6617	p < 0.0063	**Unclear**	Cramér's V = 0.083	negligible

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8.4 Data notes

Left out of the analysis: 3 new-construction sales (basic statistics only, section 7); 3 sale(s) other than single-family homes (condo, townhome and similar). Statistics: Python, NumPy 2.5.3, SciPy 1.18.1.

8.5 References

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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 28 closed MLS resale sales; the 3 new-construction sales appear only in their own section, as basic statistics. Sale and listing data: ABOR MLS via secure APIs, pulled November 22, 2026. Map data © OpenStreetMap contributors. ALEX Companies · Licensed by the Texas Real Estate Commission · Broker: Alexander Tiffany Southwest, LLC (ALEX Real Estate), #565194-BB · Diane Hart Alexander, Designated Broker, #574877-B.

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